

I N D E X

Torrance City Council - November 22, 1988

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\* \* \*

Marlene Lewis  
Minute Secretary

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MINUTES OF AN ADJOURNED  
REGULAR MEETING OF THE  
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting at 5:30 p.m., on Tuesday, November 22, 1988, in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Mock, Nakano, and Mayor Geissert. (Councilmembers Applegate, Walker and Wirth joined their colleagues at the inception of the executive session.)

Absent: None.

Also present: City Manager Jackson, City Attorney Remelmeyer, and Staff representatives.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

The Council having convened at this earlier hour for purposes of an executive session, Mayor Geissert read the following statement into the record at this time:

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney regarding salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain personnel matters. Authority for holding an executive session for this purpose is contained in Government Code Section 54957.6 (a) and 54957.

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At 5:32 p.m., the Council recessed to executive session for the purpose announced, returning at 7:08 p.m. No action was taken as a result of the above closed session, and the Council proceeded with their regular meeting scheduled for this date (see the subsequent pages of these minutes for a record of that meeting).

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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, November 22, 1988, at 7:08 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

See Page 1.

3. FLAG SALUTE/INVOCATION:

The salute to the Flag was led by Mr. John Homer.

The invocation for the meeting was provided by Pastor Daniel Weaver, Del Amo Baptist Church.

\* \* \*

Mayor Geissert announced, with sadness, the recent passing of Ms. Tibby Bova, who was instrumental in starting the annual Aquacade event in the City of Torrance. The Mayor directed that this meeting be adjourned in memory of Ms. Bova.

\* \* \*

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meetings of October 25, 1988, November 1, 1988, and November 4, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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MOTION: Councilman Applegate moved that after a number has been assigned and title read to any resolution or ordinance on the agenda for this meeting, 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 Hardison, and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report on the posting of the agenda for this meeting. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

FINANCE COMMITTEE

Tuesday, November 29, 1988 - 4:30 p.m.  
Subject: First Quarter Budget Review.

8. COMMUNITY MATTERS:

8a. RESOLUTION OF COMMENDATION:

RESOLUTION NO. 88-287

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE COMMENDING RETIRING  
CITY ATTORNEY STANLEY E. REMELMEYER  
FOR HIS MANY CONTRIBUTIONS AND OUTSTAND-  
ING SERVICE TO THE CITIZENS OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-287. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LEAGUE OF CALIFORNIA CITIES (LCC) REPRESENTATION TO THE  
LOS ANGELES COUNTY TRANSPORTATION COMMISSION (LACTC):

RESOLUTION NO. 88-288

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SUPPORTING THE RE-  
ELECTION OF CHRISTINE REED AND JACKI  
BACHARACH TO THE LOS ANGELES COUNTY  
TRANSPORTATION COMMISSION

MOTION: Councilman Nakano moved to adopt Resolution  
No. 88-288. His motion was seconded by Councilman Wirth.

Prior to roll call vote, Councilman Mock advised the Council of the position of ICA in support of Ms. Jacki Bacharach and Mr. Michael Blanco, with Ms. Christine Reed and Mr. Hal Croyts as alternates (his personal support at that meeting had been of Ms. Bacharach and Ms. Reed).

Councilman Applegate indicated his desire to place into nomination Mr. Croyts' name.

Councilman Nakano reminded the Council of Mr. Croyts' stand regarding Prop A funds, a point of view at variance with that of the City of Torrance. Like concerns were expressed by Councilman Wirth, who additionally voiced his concerns regarding certain of Mr. Blanco's positions.

Following a brief Council discussion, roll call vote on the adoption of Resolution No. 88-288 was invited by the Mayor, and proved to be unanimously favorable.

Mayor Geissert suggested that a letter soliciting support go forward with the above resolution to various cities that might be interested in the City of Torrance's point of view.

12. PLANNING AND ZONING MATTERS:

12a. R-2 DEVELOPMENT STANDARDS:

At the invitation of Mayor Geissert, Planning Director Ferren provided a brief staff overview of this agenda item, including a review of the changes set forth in the ordinance submitted for Council consideration as follows:

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- Provides that there is a Floor Area Ratio (F.A.R.) requirement of .65 to 1.0;
- Height is limited to 27 feet and two stories (including subterranean garage);
- Open space must be provided at the ratio of .5 of floor area of the units;
- Parking is required at the rate of two enclosed garage spaces minimum, and an additional required parking space for each 1000 square feet, or portion thereof over 2000 square feet and, in addition, a bonus parking space for each R-2 lot;
- Lockable storage space shall be provided at the rate of 500 cubic feet per dwelling unit;
- If any applicant wishes to exceed the 27 feet, or exceed two stories, or exceed the .65 F.A.R., he or she may apply for a Conditional Use Permit. Of course, the Code already requires a Conditional Use Permit for any condominium units (95.3.37).

Audience input was invited by the Mayor.

The following speakers identified their projects and requested that they be grandfathered in under current R-2 development standards:

Mr. Jim Archer, 3220 Newton Street -- project at 3220 Newton Street (#11 on Building Plan Check Status list).

Mr. Mark Michalka, 21305 Ocean Avenue -- projects at 1730 Elm Avenue (#15 on Building Plan Check Status list) and 23516 Arlington Avenue (on Planning Department Two-Unit Project Status list under the "Approved Projects" category).

Mr. Mark Stickney, 3527 West 228th Place -- project at 18721 Crenshaw Boulevard (#6 on Building Plan Check Status list).

Mr. Brent Taylor, 5407 Heron Bay, Long Beach -- Vallery project at 24820 Pitcairn Way (#16 on Building Plan Check Status list).

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Mr. Bob Basen, 21738 Anza Avenue -- project at 1740 Flower (on Planning Department Two-Unit Project Status list under the "Cases Filed No Hearing Scheduled" category).

Mr. John Stockwell, owner of property at 24229 Neece Avenue (#10 on Building Plan Check Status list).

Mr. Verl Farris, 24438 Park Street -- project at 18500 Kingsdale (#27 on Building Permit Status list).

Mr. Jerry Bateman, 18339 Elgar Avenue -- projects at 1915 Arlington (#8 on Building Permit Status list) and at 1719 Gramercy (#21 on Building Permit Status list).

Speakers whose projects did not fall into the above categories or who addressed the ordinance itself are listed below with a brief synopsis of their comments.

Mr. Bob Schwartz, 2616 Sonoma Street, explained that subsequent to having plans approved for a 4-unit project at 1513 Madrid, he reduced the project to 2 units in order to comply with desires of the neighborhood. These revised plans, Mr. Schwartz noted, meet all new requirements with the exception of parking; and he requested that this project, which represents a good-faith effort on his part to conform to the future desires of the City, be grandfathered by the Council.

Mr. Bob Basen, 21738 Anza (see above with reference to specific project) reviewed the ordinance itself, noting his opinion that it is virtually impossible to obtain the open space requirements at ground level and provide required parking with a .65 FAR as proposed.

Identifying himself as a real estate agent, Mr. John Fields, 1403 Cota Avenue, discussed problems that the proposed ordinance would represent to sellers in the area.

Owner of what he described as one of the smallest R-2 lots in the City, Mr. George Corker, 2368 Maricopa, voiced concerns regarding potential development of his property as R-2. Mayor Geissert requested that Building and Safety Director Grippo meet with this individual during the recess to provide desired clarification.

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Ms. Nancy Von Vega, 2225 Gramercy Avenue, described personal concerns regarding development of her property and it was the Mayor's request that the Planning Director meet with this individual during the recess.

Remarks supporting the underlying intent of the ordinance in establishing a certain quality of life in the community were forthcoming from Mr. Connor Everts, 2351 Sonoma Street.

Mr. Heinz Kallenberger, 1004 Arlington Avenue (R-3 zoned property), advised that he received correspondence from the City denoting his property as R-2. This was explained by Building and Safety Director Grippo as an error in mailing from his department.

Proposed parking and lot coverage requirements were opposed by Mr. Richard Moore, 1521 Cota Avenue. This speaker recommended height restrictions as an appropriate means of controlling overdevelopment within the City.

Mr. Charles Belak-Berger, 706 South Irena, Redondo Beach, related his efforts in designing an acceptable project on 172nd Street in the City of Torrance. This speaker recommended that a maximum be established for open space and that credit be allowed for the front yard area. Design problems leading to top-heavy, unattractive buildings were predicted by Mr. Belak-Berger as a result of the ordinance as presently proposed.

President of the Southwood Riviera Homeowners Association, Mr. Edward Wooley, 23207 Ocean Avenue, voiced support of the proposed emergency ordinance.

Identifying himself as an architect, Mr. Roger Dupont, [street address indiscernible] in Manhattan Beach, agreed regarding earlier comments concerning a top-heavy appearance to projects under the ordinance as proposed. Mr. Dupont recommended that properties be allowed to develop to their fullest R-2 potential and a limit on open space be established.

Mr. James Michalka, 2342 232nd Street, requested that his son's project (denied acceptance for plan check at 4:00 p.m. this date) be grandfathered in under the current R-2 standards.

Ms. Sherry Christian, 1753 Andreo, speaking on behalf of Mr. Choy [project in the El Nido area], advised of problems in relating such small size lots to the current ordinance requirements for open space and lockable storage. This speaker advised

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that Mr. Choy had recently sent correspondence to the City regarding his project, and suggested the El Nido area be exempt from provisions of the proposed ordinance.

There being no further audience input at this time, Council discussion ensued.

Councilman Applegate referenced the project at 220th and Arlington (earlier recipient of a City Beautification Award) which (according to staff) would not conform to the standards set forth in the proposed ordinance. Problems generally related to open space and storage and the compound effect of both requirements were noted by this Councilman, and he felt there was need for re-evaluation in those areas.

Adoption of the emergency ordinance as a temporary mechanism was recommended by Councilman Wirth, with the matter to be studied further and returned to Council at an early date.

In favor of an emergency ordinance to allow further study and the grandfathering of any plans already in the process, Councilwoman Hardison voiced her desire to take a closer look at plans for R-2 developments on R-3 lots. Relative to the El Nido area, Ms. Hardison suggested an overlay district that would be given somewhat different consideration. This speaker agreed that there was need for further research with regard to the balance between open space and parking.

Councilman Walker stressed the need to take another look at new requirements that would prohibit the building of such projects as the Beautification Award winning development at 220th and Arlington Avenue. It was his desire to have staff come up with immediate remedies to address concerns regarding the usable open space requirement and to take action on the ordinance at this time. The grandfathering of all units in the process was favored by Mr. Walker.

Mayor Geissert said she preferred passing an emergency ordinance at this time and grandfathering in projects that have gotten through a reasonable part of the process and those with special circumstances. It was her expressed desire to have the Planning Department return within 60 days with sketches depicting how different lots of different sizes in the R-2 zone could accommodate two units under the proposed ordinance.

Observing that the Council was essentially in agreement on all of the issues except open space requirements and storage, Councilman Applegate suggested the ordinance could be adopted,

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leaving some latitude for adjustment, and the issues of storage and open space be reconsidered after staff has re-evaluated the formula for open space.

The deletion of any part of this ordinance, the City Attorney clarified, would require the return of this item in one week.

MOTION: Councilman Applegate moved to adopt the existing emergency ordinance with the understanding that this matter would be returned for further consideration the following week. The motion was seconded by Councilman Walker.

At the Mayor's request, Acting Deputy City Clerk Thompson read number and title to:

ORDINANCE NO 3243

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING, AND RE-ENACTING ARTICLE 6 OF CHAPTER 1 OF DIVISION 9 AND AMENDING SECTIONS 93.2.2, 93.5.11 AND 95.3.28, ALL PERTAINING TO DEVELOPMENT STANDARDS FOR THE R-2 ZONE, AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3243 at its first and only reading. His motion was seconded by Councilwoman Hardison and unanimously approved by roll call vote.

MOTION: Councilman Wirth moved to grandfather the projects recommended by Building and Safety Director Grippo in supplementary agenda material (all of the permitted jobs, as well as the plans filed by 12:00 p.m. on November 22, 1988).

In order to address concerns voiced by individual members of the Council, Councilman Wirth MODIFIED HIS MOTION to include all cases that have been filed for a hearing before the Planning Commission, either approved or awaiting a hearing, inclusive of those projects identified in the agenda item (of record), but excepting projects in the R-3 zone that are being developed to R-2 standards. The motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Mr. Bob Schwartz (see earlier comments, page 7), 2616 Sonoma, asked that Council include his project with those grandfathered.

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It was noted by Building and Safety Director Grippo that Mr. Schwartz' property might be changed to R-2 in conjunction with another item (15b) on this agenda.

Believing that action should be taken at this time, Councilman Applegate offered the following.

MOTION: Councilman Applegate moved that the property located at 1513 Madrid be processed under the existing R-2 standards, the justification for this action being that Mr. Schwartz currently holds an approval for four units on the property and his two-unit proposal would be more compatible with the future designation of the neighborhood. His motion was seconded by Councilman Walker. (Ultimately, Mr. Applegate offered a substitute motion to continue this matter one week; and the substitute motion carried by majority roll call vote with Councilman Walker dissenting [see page 12].)

Prior to roll call on the motion, Mr. Mark Stickney, 3527 228th Place, came forward regarding the duplex he is developing to R-2 standards on his R-3 lot (No. 6 on the Plan Check list; 18721 Crenshaw Boulevard).

Councilwoman Hardison explained her desire to obtain more information about R-2 projects in R-3 zones before making a decision as to whether or not they should be grandfathered. She asked for a list of these developments in order to make a determination at the next meeting.

Mayor Geissert asked Mr. Stickney to hold his request in abeyance and return with information regarding his project at the next meeting. Mr. Stickney indicated his concurrence.

It occurred to Mr. Connor Everts (a participant in a citizens' group interested in the R-2 zone), 2351 Sonoma, that it would be possible for Mr. Schwartz to develop a larger building under R-2 standards than he would be allowed to build with his four-unit approval. Anticipating that Mr. Schwartz might come up with something that would not be compatible with what they are trying to do in that neighborhood, he asked that this matter be held in abeyance at this time and discussed in conjunction with Agenda Item 15b, the downgrading of this area from R-3 to R-2.

In making this request, Mr. Everts reminded the Council that the neighborhood held off on its request for relief while staff was busy working on modifications to the R-3 requirements and that this zone change otherwise might have been fait accompli before Mr. Schwartz even submitted his building plan.

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City Attorney Remelmeyer suggested the Schwartz request be postponed for one week to allow for reconciliation of this matter.

SUBSTITUTE MOTION: Councilman Applegate moved to continue Mr. Schwartz' item until the next meeting. Councilman Wirth seconded the motion, which carried by majority roll call vote with Mr. Walker dissenting.

Reviewing the circumstances involved -- that Mr. Schwartz had approval to build four units on a site, but held back in order to meet the concerns of neighbors -- Councilman Walker felt action should have been taken at this time in fairness to this individual.

Councilman Wirth requested that staff provide a better map of the R-2 zones in the City.

Observing that some of the projects on the list are additions to single family residences in the R-2 zone, Planning Director Ferren requested the Council's approval to continue the past policy and practice of allowing such applicants to build to single family standards. Councilwoman Hardison indicated her concurrence and there were no objections voiced.

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The Council took a brief recess at 9:15 p.m. and reconvened at 9:32 p.m. to continue in regular agenda order.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. RECOMMENDED CHANGES IN THE TORRANCE MUNICIPAL CODE RE: ANIMAL CONTROL REGULATIONS: (Presented at the October 11, 1988, meeting and continued to allow staff to return with options.)

The recommendations of the Building and Safety Department were reviewed by Environmental Quality Administrator McElroy, who requested feedback on options provided by staff, based upon which she would return with an ordinance in 30 days reflecting the consensus of the Council.

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Options (see page 3 of agenda item):

1. Consolidate all Codes regulating animals under the Health and Safety Municipal Codes.
2. Consolidate enforcement and appeals under the Building and Safety Department and the Torrance Environmental Quality and Energy Conservation Commission.
3. Maintain existing codes on the number of household pets pertaining to dogs, cats, rabbits, pigeons.
4. Eliminate small animals, such as, hamsters, rats, mice, birds, squirrels, guinea pigs, etc., from the definition section that names household pets and limits same.
5. Maintain the prohibitions of farm-type animals. These animals tend to elicit more complaints.
6. Allow special permits to be given by the Building and Safety Director with appeal rights to the Torrance Environmental Quality and Energy Conservation Commission.
7. Require a fee for special permits to cover the cost of staff time, e.g., \$80.00. This is the cost for granting a Home Occupation Permit. Approximately the same amount of staff time is involved. Presently, most of the work performed by Environmental staff is not covered by a fee for service. While staff becomes more impacted with ordinances that provide more community service, it is difficult to rationalize obtaining more staff because there are no offset incomes.
8. Use a procedure for application per Attachment 6 (agenda material of record).
9. Maintain Section 41.1.2 b) to allow resolution when animals become a nuisance to adjacent properties.

Recommendations of the Building and Safety Department:

1. That the City retain ordinances drafted by City Attorney Remelmeyer in 1965 and 1967.

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2. That animal regulation codes be consolidated in one division of the Municipal Code for more efficient enforcement.
3. That enforcement (and appeal rights) be delegated to the Building and Safety Department and the Environmental Quality Division.
4. That, if the Council accepts special permits for pigeons, mitigating conditions to keep pigeons be accepted.
5. That a fee be charged for special permits to cover the costs of inspection; processing appeals; reinspection, if necessary; and contacting neighbors.
6. That the procedure to allow special permits be approved.

Responding to inquiries, Ms. McElroy reviewed the number of animal control complaints processed to date and stated her opinion that the City should not increase the number of animals allowed. She anticipated there would be more nuisances associated with a greater number of animals, which would greatly impact staff time.

Councilman Mock envisioned there would be a problem with an \$80.00 permit fee for a third animal in that some people would keep a third dog without paying the fee and would be inclined not to license or inoculate that dog. He submitted the City has more control over licensed animals.

The Mayor questioned the relationship between numbers of animals and complaints. Environmental Quality Administrator McElroy maintained that the propensity for violations increases relative to barking, the leash law, feces on property, etc. It was pointed out by the Mayor, however, that these things are regulated by ordinance.

Members of the public were invited to speak.

Opposition to the \$80.00 permit fee was registered by Mr. Ed Denbowski (the owner of three dogs) , 21314 Marjorie, who felt this amount would be excessive combined with the cost of shots and other expenses. (See page 19, October 11, 1988, Council minutes for this speaker's previous comments.)

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Stating that she spoke on this issue at the October 11, 1988 Council meeting (page 19, October 11, 1988 minutes) Ms. Cathy Lyon, 11552 Hartsook Street, North Hollywood, voiced her desire to see Option 4 included in the recommendations for approval.

While at the podium, speaker Lyon questioned the rationale for placing animal regulations under the jurisdiction of Building and Safety and inquired about the training of personnel relative to animal control. The function of the Environmental Division of the Building and Safety Department and the City's contract with the SPCA [Society for the Prevention of Cruelty to Animals] was explained by the Mayor for the benefit of Ms. Lyon.

Regarding permits, Ms. Lyon noted that a considerable amount of staff time and cost would be required to inventory existing animals in the event the City decides to grandfather any animals. With enforcement on a nuisance complaint basis, it was this speaker's opinion that permits are not necessary and could serve as a hindrance to enforcement in that people might be less inclined to give up an animal for which they have acquired a City permit. Additionally, Ms. Lyon observed that many people cannot afford \$80.00, especially older individuals. (Environmental Quality Administrator McElroy elucidated that senior citizens currently receive a free permit for one dog.) As observed by Councilman Mock (see page 14) Ms. Lyon felt a permit system would result in depriving the City of licensing fees and would prevent a lot of people from getting their dogs properly inoculated.

It was Ms. Lyon's recommendation that small animals, as specified in Item 4 (page 3 of the agenda item) and birds be regulated on a nuisance basis, only.

A racing pigeon enthusiast for the past 30 years, Mr. Roger Mortvedt, 23342 Los Codona Avenue, provided information regarding his hobby, including requirements imposed in other jurisdictions, and presented photographs of his facilities for the record. This speaker related the events that have taken place since it came to the City's attention that he has more than four pigeons in violation of Code. Mr. Mortvedt applauded staff's efforts on his behalf and explained that he would not be able to maintain breeders or race pigeons competitively with a limit of four birds.

During his presentation, Mr. Mortvedt illuminated that information concerning pigeons obtained by staff from the Health Department (agenda material of record) is outdated (27 years old) and incorrect and he presented for the record documentation from veterinarians indicating that pigeons are no more of a health hazard than any other household pet.

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Questioned by the Mayor, Mr. Mortvedt indicated his concurrence with the special permit conditions recommended by staff (distance from residence, \$80.00 permit, etc.).

Environmental Quality Administrator McElroy reviewed the conditions to be placed on special permits (of record) and stated her opinion that Mr. Mortvedt would be able to meet all of these requirements.

Comments from individual Council members followed.

It was Councilman Walker's concern that not everyone would be able to meet those special conditions. He expressed his desire to have a clear idea of existing situations in the City and the impact of proposed changes. The options presented on page 3 of the agenda material were satisfactory, in this Councilman's opinion and he recommended:

- That staff should be allowed to go forward with the pigeon ordinance.
- That the current policy on dogs should be maintained to allow the City to maintain control on that population.
- That "small animal" criteria should be eliminated from the definition of household pets.
- That some system should be employed that would allow people to have a third pet.
- That there should be some means to grandfather in and issue a permit for existing third pets without it costing \$80.00.

Combined with the cost of shots and license, it was Mr. Applegate's opinion that an \$80.00 special permit fee would be excessive. The basic ordinance was favored by this speaker, with possible modifications to be added regarding the proper maintenance of animals and with a reduction in the fee for special permits.

Councilman Wirth entertained the idea of allowing third pets by administrative approval with some ordinance provision for enforcement. In this event, City Attorney Remelmeyer noted that criteria would have to be established.

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Upholding the position he took at a previous meeting, Councilman Mock felt that animals should not be limited by number based on the fact that enforcement is on a nuisance basis. This Councilmember submitted that the residents who would come in and pay the \$80.00 permit fee are not the ones who cause problems -- those people who cause the problems would not obtain a permit, in his opinion. The permit process proposed, he predicted, would only serve to place a handicap on those individuals who want to be law abiding and would be an additional burden on staff. Continued enforcement on a nuisance basis was favored by this speaker.

The rationale for staff's recommendation that Council maintain the existing Code limiting the number of dogs and cats was explained by City Attorney Remelmeyer, who illustrated the need for guidelines to facilitate the enforcement mechanism; e.g., on a strictly complaint basis, if the offending party has 12 dogs there would be no means to determine how many dogs should be eliminated. He reminded the Council that the City has operated satisfactorily under the current ordinances for the last 20 years, with few exceptions. By maintaining the existing ordinance regarding the number of pets, Mr. Remelmeyer felt that staff could structure something to accommodate people who want additional pets on an administrative basis, with certain criteria, and retain enforcement essentially on the complaint basis.

Councilman Mock challenged the need to limit pets to a certain number.

If a person is allowed to have an unlimited number of dogs, City Attorney Remelmeyer maintained that it would be difficult to determine how many dogs the persons should be allowed to keep in the event of a complaint.

Advising that there are insufficient man hours budgeted for the current level of animal control, Environmental Quality Administrator McElroy opined that nuisance complaints would be compounded and more staff would be needed to address complaints if an unlimited number of animals is allowed.

Councilwoman Hardison said she favored options 1 through 8 in the staff Analysis (page 3 of agenda material). It was her desire to see a simple mechanism in place whereby a person who moves into Torrance from a city that has allowed three dogs is allowed a permit to keep the third dog, but with the City retaining the right of revocation. In the event this third dog were to

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cause a nuisance complaint, she felt the complaint could then be handled in the regular manner. A fee of \$25.00 would be reasonable, according to this speaker.

Mayor Geissert argued that the vast majority of cities surveyed permit three dogs or three cats. With a limit of four pets, it seemed to her that there should be the option of having all four of the same variety. Particularly with reference to dogs, the Mayor felt the permitted number should be raised from two to three with the total number of household pets limited to four.

With confirmation from staff that there are an estimated 15,000 dogs currently in the City, Councilman Walker observed that the adoption of the Mayor's suggestion would legally allow another 750 dogs.

MOTION: Councilman Wirth moved to direct staff to come back to the City Council with: an ordinance that would include all the items (options 1 through 9) included on page 3 of agenda material; a procedure whereby someone could have a third animal at no initial cost; and a progressive fee structure for Commission and Council appeals, etc. The motion was seconded by Councilman Applegate.

At the Mayor's request, Councilman Wirth clarified the intent of his motion to include over-the-counter administrative approval of a third pet of a particular species, with a disclaimer to be included on the permit stating that it is subject to revocation in the event of a problem, and a fee structure to cover costs in the event of an appeal. It was noted during discussion that the criteria and fee structure recommended by staff would be implemented with regard to pigeons.

The motion carried by majority roll call vote with Councilman Mock's "no" vote. It was generally agreed the ordinance should be returned for Council consideration at the second meeting in January.

15a. ZC 88-2, GPA 88-2, CUP 87-20 (MOD) (EA 88-9):  
MARRIOTT COURTYARD HOTELS (JACK BLOODWORTH)

Mayor Geissert announced that this was the time and the place for a public hearing on an appeal of a denial of a request for a Zone Change from M-2 (Heavy Manufacturing) to C-3 (Solely Commercial), a General Plan Amendment from Heavy Industrial to Retail Commercial and a Modification of a previously approved Conditional Use Permit to allow the construction and operation

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of a four-story, 151-room hotel containing a restaurant/lounge with the on-site sale and consumption of alcoholic beverages on property located at 1995 190th Street, ZC 88-2, GPA 88-2, CUP 87-20 (MOD) (EA 88-9): MARRIOTT COURTYARD HOTELS (JACK BLOODWORTH).

Proof of publication was provided by the City Clerk's office and it was filed without objection.

Background information (agenda item of record) was presented by Principal Planner Gibson, who set forth the Planning Department's recommendation for denial of the project. Mr. Gibson related the Planning Department's opinion that the shared parking proposed is excessive and that the proposed four-story building is out of character with surrounding land uses.

Responding to Council inquiries, cognitive staff members provided the rationale for staff's position with regard to building height, parking requirements, driveway throating, and shared parking.

Marriott Courtyard Hotels was represented by Mr. Jack Bloodworth, 3130 South Airport Boulevard, Santa Ana, who described efforts to make this a better project and voiced his acceptance of all conditions of approval.

In studying the parking demands of other Marriott Courtyard Hotels, Mr. Bloodworth said they found that .8 parking spaces for every room is more than adequate. This speaker reviewed the data substantiating this finding and offered to make it available for the Council's review. It was pointed out by Mr. Bloodworth that the Torrance Municipal Code, Section 93.4.10, from which he read aloud, does allow for joint use parking and an adjustment to the parking ratio under certain circumstances.

The Marriott's rationale for believing required parking can be met by way of a cross-parking arrangement, which would be an encumbrance on both properties and would run with the land, was further substantiated by Mr. Bloodworth. He submitted that during the daytime period the offices would be occupied and busy and the hotel relatively quiet; and in the night time, starting at 5:00 p.m., when the office would be effectively closing down, the hotel's demand on parking would increase. Parking usage at the Crenshaw and Sepulveda Marriott Courtyard Hotel was referenced by this speaker and he noted that with 75 percent occupancy, not near the 165 parking spaces provided at that facility are occupied in the evening.

Mr. Bloodworth responded to Council inquiries.

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Referring to the packet distributed by the proponent to members of the Council entitled "Courtyard by the Marriott," Councilwoman Hardison drew attention to a memorandum contained therein dated June 4, 1986 (of record) wherein a consultant was asked to look at the parking ratios at the Courtyards. She quoted key comments drawn from this memorandum recommending "at least one space per unit." This Councilwoman said she had great difficulty with Mr. Bloodworth's recommendation for .8 parking spaces given the recommendation of a consultant who was, presumably, hired by the Marriott Corporation.

Information contained on the last page of a memorandum dated August 11, 1988 (of record) entitled "Courtyard by Marriott Parking Surveys," Table 4, was also noted by Ms. Hardison. This councilwoman said she had difficulty with the shared parking concept when, according to this material, there is really no guarantee the people using the office building are going to be gone before 4 p.m. or will not arrive until after 9.

Charts located on the first and third pages of the memorandum dated June 4, 1986, were referenced by Mr. Bloodworth and he noted that .83 is the greatest parking demand documented for any of the Marriott Courtyard locations listed. Therefore, even though the consultant had recommended a 1 to 1 ratio, the proponent felt .8 would be adequate.

The reason for selecting the subject location was addressed by speaker Bloodworth. Through conversations with users, he explained that the Marriott saw a great deal of demand in the marketplace along the 190th Street corridor. A letter of support from Toyota, projecting that they would need up to 100 hotel rooms a week, was submitted for the record, a portion of which he read aloud.

Mr. Bloodworth responded to inquiries by individual members of Council, advising Councilwoman Hardison that their El Segundo facility has less than a 1 to 1 ratio of parking, yet this 146-room hotel rarely exceeds a maximum need of 127 parking spaces.

Members of the audience were invited to speak.

As the former manager of the Torrance Marriott, Mr. Donald (further identification not provided) stressed the fact that the Marriott Courtyard would not have a lot of banquet facilities and there would be no catering -- activities that require considerable parking at the Torrance Marriott. Mr. Donald reminded the Council that the Torrance Marriott has been a very supportive of the community and he solicited the Council's approval of another Marriott in the Torrance area.

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Speaking in support of the project, Mr. B. F. Lamb, a homeowner at 18727 Haas (just west of the hotel site), reported that the homeowners are satisfaction with the Marriott's efforts to address their traffic concerns by proposing improvements to the signal at Van Ness and 190th Street. Problems related to that intersection were identified by this speaker. As a citizen of Torrance, Mr. Lamb pointed out that the hotel would bring in revenue and would be an enhancement to the City aesthetically. He urged approval.

A resident of the same address for the past 35 years, Mr. Bob Foresyth, 18814 Haas Avenue, took this opportunity to congratulate the Marriott people and their staff and the Winger organization for being "more than cooperative" with the people in the neighborhood. Believing the signal improvements proposed would serve to slow traffic at a troublesome intersection, Mr. Foresyth urged Councilmembers to give serious consideration to approving this project.

Mr. Robert W. Nixon, National Real Estate Manager for Toyota motor sales, 1012 North Crouter Avenue, Fullerton, publicly stated Toyota's support of the Marriott project to be developed across from their headquarters on 190th Street. Mr. Nixon noted that Toyota had a letter of support on file with the Planning Commission and at this time he presented to Council and staff copies of a similar letter stressing Toyota's support for this project.

The following reasons for project approval were stressed by speaker Nixon:

1. It would definitely support activities at the Toyota corporate headquarters, which currently uses hotels in area, and there will be a greater need for hotel rooms as their training program is expanded.
2. The 190th Street corridor, which incorporates more than the City of Torrance, needs this development. It is lacking in hotels and restaurants and people must travel distances to find facilities.
3. This project would be beneficial to the City of Torrance from the standpoint of room tax.

Mr. John Homer, Manager of the Marriott Hotel on Fashion Way, offered some statistics with regard to shared parking based on their studies:

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75 percent of their guests arrive after 6:00 p.m.  
40 percent of their guests depart prior to 8:00 a.m.  
70 percent of their guests depart by 9:00 a.m.

Councilwoman Hardison requested and received clarification from staff regarding Condition of Approval No. 7:

7. That the developer shall, at his/her sole expense, upgrade the traffic signal at 190th Street and Van Ness Avenue to eight-phase as directed by the Department of Transportation.

This Councilwoman indicated that she was troubled by the comments of homeowners suggesting the project should be approved in order to get the upgraded signal. If this signal is crucial and important, she felt it should be looked at whether or not there is a project and moved up on the Action Plan if deemed necessary.

It was explained by Traffic Manager Vance that the desirability of left-turn phasing at that intersection became apparent with changes in traffic patterns and volumes, particularly on 190th Street. The recommendation by staff is a "vehicle" to accomplish that end, he said, assuring Ms. Hardison that this would be an objective whether or not the hotel was proposed.

Director of Transportation Horkay illuminated that there are other options for accomplishing the same thing; such as, the Action Plan, other developments that may come in, or by way of an assessment district.

Several of the speakers having indicated that a large number of rooms at the proposed hotel could be used by Toyota for their training program, City Manager Jackson inquired if the Marriott would enter into a long-term contract with Toyota whereby these rooms would be exempted from the City's Transient Occupancy Tax.

In response to the City Manager's concern, Mr. Bloodworth said the Marriott would be happy to stipulate that their guests would not be allowed to stay in a hotel for more than 30 days at any one given time and/or to limit contracts such that they would not go into a residency situation and the City would have full benefit of taxation.

Mr. R. Winger, President of Winger Development Company, a local real estate development company located at 400 Crenshaw Boulevard, noted the desirability of hotels for the income they generate for cities and the need for a hotel to serve the

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190th Street corridor. This speaker submitted that there was no real opposition to project.

With regard to the conflicting opinions as to whether or not the parking plan proposed would be adequate, Mr. Winger submitted that they, as developers and as operators of the Marriott Hotel, are as knowledgeable as staff in this particular situation. Mr. Winger further submitted that Marriott Hotels, with 125-150 facilities around the country, would not want to handicap an operation by implementing an irrational parking scheme; and likewise, they, as developers, would not want to hurt an expensive project in this manner. This speaker urged Council to give this project strong consideration.

Having received notice of this hearing a week ago, Mr. Bill Adams, 318 Calle de Arboles, an associate environmental planner for Caltrans, noted that this project is directly adjacent to Caltrans ramps and that on February 25, 1988, Caltrans sent a letter to the Planning Department asking to be involved regarding this site. Mr. Adams indicated that Caltrans was concerned about traffic generation in conjunction with this project and he requested specific information and time to review same.

This request by Mr. Adams elicited a lengthy discussion during which there were repeated assurances given by various staff members that Caltrans had been properly notified regarding this proposal.

In response to the Mayor's request for direction, City Attorney Remelmeyer advised Council that it could continue the case at its discretion. However, he observed that the change of zone, if approved, would not become effective until after the second reading of the ordinance, presumably in one week, allowing that amount of time to consider Mr. Adams' petition.

Mr. Dan Barnett of Crane and Associates elucidated that they were in communication with the Operations Section of Caltrans during the course of their involvement with the three projects (Carver, Winger and Marriott) proposed for the subject site.

Specifically with regard to the Winger project, which was approved by the City prior to the Marriott proposal, Mr. Barnett noted that Caltrans was very involved and made recommendations to the City as to what was needed. Mr. Barnett reported that Caltrans did not have serious operational concerns about the subsequent project by Marriott Courtyard Hotels when they were informed that this proposal would represent a lessening of traffic during peak hours over the already approved Winger plan.

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Councilman Applegate, seconded by Councilman Walker, moved to close the public hearing. Roll call on the motion was unanimously favorable.

Mayor Geissert entertained comments from the Council.

Councilman Walker said he did not perceive the problems and concerns voiced to be significant enough to turn the project down. It was his opinion:

1. That the size, bulk and height of the project would fit in with what is developed in that area, now as in the future.
2. That the City would save a significant amount of money because of Marriott's willingness to upgrade the signal at 190th Street and Van Ness.
3. That there was merit to the argument that Marriott would not create a problem for themselves by developing a project where they did not feel they had sufficient parking.
4. That given the traffic flow with this type of utilization, shared parking would work.

Further, this Councilmember saw no problem with the design of the proposal and felt it was unnecessary to redesign the entire project to obtain the 80-foot throat recommended by staff. Therefore, Mr. Walker said he would support this project and the appeal and he SO MOVED to that effect. His motion DIED FOR LACK OF A SECOND.

Although she indicated her willingness to look at something less than the ratio of 1 to 1.25 for parking, Councilwoman Hardison felt there is a need to have projects that provide all onsite parking. For that reason, she was not willing to approve this proposal at this time and offered the following motion.

MOTION: Councilwoman Hardison moved to deny the appeal and deny the project, without prejudice. Her motion was seconded by Councilman Nakano. (This motion ultimately carried; see page 25.)

The parking deficiency was likewise of concern to Councilman Applegate. He suggested other factors might come into play, such as:

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- That this site could foreseeably evolve into a park-and-ride facility given its proximity to the freeway ramps.
- That this request is so far off from Code required parking that there could be a major problem (in his opinion) if any extraordinary factors come into play.
- That there could be a conflict in that it is a known fact the vast majority of office workers are going to be there by 8:00 a.m. or 9:00 a.m.

Councilman Nakano felt it might be less desirable to have the site developed to strictly office use than it would be to have a hotel. It was his position that the number of rooms should be reduced to allow for a higher ratio of parking per unit. With that in mind, he supported the motion on the floor.

Without adequate onsite parking, Mayor Geissert said she could not support the project even though the concept of a Marriott Courtyard Hotel on this site appealed to her. The Mayor agreed that parking would not necessarily need to be provided at the 1 to 1.25 ratio.

There being no further comments, a roll call was taken and the motion for denial carried by majority vote as follows:

AYES: Councilmembers Applegate, Hardison, Mock, Nakano, Wirth (with a comment), and Mayor Geissert.

NOES: Councilman Walker (position noted earlier; see page 24.)

Councilman Wirth requested the Transportation Department staff to provide a brief memorandum on the 190th Street/Van Ness Avenue intersection and where it stands on the Action Plan with regard to a signal. His request was so noted by staff.

\* \* \*

Mayor Geissert called a brief recess at 11:47 p.m. on Tuesday, November 22, 1988. The Council reconvened at 12:04 a.m. on Wednesday, November 23, 1988, and continued with the meeting in regular agenda order.

\* \* \*

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15b. ZC 88-3, GPA 88-3, (EA 88-13): CITY OF TORRANCE:

Mayor Geissert announced that this was the time and the place for Council consideration a of Planning Commission recommendation for a change of zone from R-3 (Limited Multiple Family Residential) to R-2 (Two-Family Residential) on lots facing Madrid Avenue from the alley south of Torrance Boulevard to Sonoma Street from the alley east of Madrid Avenue to the alley west of Madrid including lots fronting on El Dorado Street and the north side of Sonoma Street; and a General Plan Amendment to change the area on the west side of Madrid from low density residential to low-medium density residential, ZC 88-3, GPA 88-3, (EA 88-13): CITY OF TORRANCE.

Proof of publications was provided by the office of the City Clerk and it was filed without comment.

Principal Planner Gibson responded to inquiries by individual Councilmembers. There was a brief discussion involving a request by Mr. Connor Everts that four additional lots be included in the Zone Change. In order to meet this request, Mr. Gibson explained that the addition would have to be approved by the Planning Commission and brought back before Council.

Mr. Connor Everts, 2351 Sonoma Street, encouraged the City Council to approve this Zone Change, noting that 72 percent of the neighborhood is in favor of this proposal.

Referring to the request by Mr. Bob Schwartz for the grandfathering of his project located in the Zone Change area (see page 7), Mr. Everts reported that he reviewed the subject plans during a break and found the height of the building proposed to be acceptable.

The objection to his development having been removed, Mr. Bob Schwartz, 2616 Sonoma Street, came forward to ask that his two-unit project be grandfathered in under existing R-2 requirements at this time. (This request was ultimately granted; reference page 28 for final action.)

Stating that he circulated a petition requesting this Zone Change, Mr. Rufford Sandstrom, 1514 Madrid, came forward to support the proposal.

Mr. Connor Everts returned to the podium and expressed concern that a great number of people would file for R-3 projects before the Zone Change would take effect. He asked if anything could be done to preclude such activity and was advised of the options available by City Attorney Remelmeyer.

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Mr. Edward Wooley, President of the Southwood Homeowners Association registered his organization's support of the Zone Change because it would keep the density down and maintain the quality of life in this neighborhood.

Councilman Applegate moved to close the public hearing. His motion was seconded by Councilwoman Hardison.

City Attorney Remelmeyer suggested the reason for this Zone Change should be articulated for the record. Principal Planner Gibson explained that the rezone would reduce the impact on the City's infrastructure, traffic, fire and police services; would place these properties in the same zone as properties to the east; and make them more compatible with properties on the west. It was therefore staff's opinion that this Zone Change would be of benefit to the City.

Roll call on the motion to close the public hearing was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the staff recommendation on Agenda Item 15b. Councilman Walker seconded the motion. There was no vote taken on this motion.

At the Mayor's request, Acting Deputy City Clerk Thompson read number and title to:

RESOLUTION NO. 88-289

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION NO. 74-194, TO REVISE THE DESIGNATION OF PROPERTY ON THE WEST SIDE OF MADRID AVENUE FROM LOW DENSITY RESIDENTIAL TO LOW-MEDIUM DENSITY RESIDENTIAL  
GPA 88-3: CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-289. The motion was seconded by Councilman Walker and unanimously approved by roll call vote.

Upon request by the Mayor, Acting Deputy City Clerk Thompson read number and title to:

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ORDINANCE NO. 3244

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY FACING MADRID AVENUE FROM THE ALLEY SOUTH OF TORRANCE BOULEVARD TO SONOMA STREET FROM THE ALLEY EAST OF MADRID AVENUE TO THE ALLEY WEST OF MADRID AVENUE INCLUDING PROPERTY FRONTING ON EL DORADO STREET AND THE NORTH SIDE OF SONOMA STREET FROM R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL) TO R-2 (TWO-FAMILY RESIDENTIAL)  
ZC 88-3: CITY OF TORRANCE

MOTION: Councilman Nakano moved to approve Ordinance No. 3244 at its first reading. His motion, seconded by Councilman Walker, carried by unanimous roll call vote.

Regarding the issue of Mr. Schwartz (see page 26), Councilman Wirth offered the following motions.

MOTION: Councilman Wirth moved for reconsideration of an earlier action (see page 12) to hold Mr. Schwartz' matter for one week. Councilman Mock seconded the motion, which carried by unanimous roll call vote.

MOTION: Councilman Wirth moved to grandfather in Mr. Schwartz' project (under the current R-2 guidelines). Seconded by Councilman Mock, the motion carried by unanimous roll call vote.

Having requested and received clarification from the City Attorney regarding the impact of a moratorium on the Schwartz project, Councilwoman Hardison offered the following:

MOTION: Councilwoman Hardison moved for a 30-day moratorium in the area (in question) and directed that an ordinance be prepared. The motion was seconded by Councilman Mock. (Ms. Hardison ultimately rescinded her motion; see page 29.)

Personally feeling there was not a big threat in this instance, Councilman Applegate questioned the need for a moratorium -- a mechanism he felt should only be employed when it is absolutely necessary.

The City Attorney and Director of Building and Safety offered assurances that projects cannot be processed within the amount of time in question and that a project in that area would not be accepted if it is known the zone is going to change.

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Based on this information, Councilwoman Hardison withdrew her motion for a 30-day moratorium.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3242:

Acting Deputy City Clerk Thompson read number and title to:

ORDINANCE NO. 3242

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR SIX MONTHS THE TERM OF A PIPELINE FRANCHISE ORIGINALLY GRANTED BY ORDINANCE NO. 1435

MOTION: Councilman Nakano moved to adopt Ordinance No. 3242 upon its second and final reading. The motion was seconded by Councilman Mock and carried by unanimous roll call vote.

20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF A FULL-SERVICE MAINTENANCE CONTRACT:  
to cover eight (8) coin operated Xerox Model 1025RE Copiers located at the Civic Center and branch libraries.

REFERENCE: Xerox State and Local Government Copying Price List No. XRX 61607 for 1988/89.

EXPENDITURE: \$7,360.00.

RECOMMENDATION:

The Purchasing Division is recommending that Council award an annual full-service maintenance contract on eight (8) Xerox Model 1025RE coin-operated copiers, with pricing based on Xerox's State and Local Government Copier Price List No. 61607 for fiscal year 1988/89.

20b. COUNCIL AWARD OF CONTRACT:  
for the procurement of one (1) budgeted model 3550 full portable telemetry radio. THIS IS A SOLE-SOURCE PURCHASE FROM THE MANUFACTURER.

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EXPENDITURE: \$6,602.38, including tax, plus freight.

RECOMMENDATION:

The Purchasing Division recommends the Council award a contract for the purchase of one (1) budgeted new Biophone No. 3550 portable telemetry radio unit to Biocom Incorporated of Canoga Park, California, in the total amount of \$6,602.38, including tax, plus freight.

20c. COUNCIL AWARD OF A CONTRACT:

for the purchase of ten (10) budgeted replacement portable radios for the Torrance Police Department, fiscal year 1988-89.

REFERENCE: Los Angeles County Agreement No. 50337

EXPENDITURE: \$13,665.28, including tax.

RECOMMENDATION:

The Purchasing Division recommends the Council award a contract for the purchase of ten (10) budgeted replacement portable radios, Model MT500, to Motorola Inc., of El Segundo, California, with pricing, terms, and conditions based on Los Angeles County Agreement No. 50337, in the total amount of \$13,665.28, including tax.

MOTION: Councilman Applegate moved to approve Consent Calendar Item Nos. 20a through 20c. His motion, seconded by Councilman Mock, carried by unanimous roll call vote.

\* \* \*

At 12:24 a.m. on Wednesday, November 23, 1988, Councilman Applegate moved to adjourn as the City Council and reconvened as the Redevelopment Agency of the City of Torrance (for Redevelopment Agency meeting scheduled for Tuesday, November 22, 1988). The motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

The City Council reconvened at 12:25 a.m. upon the conclusion of Redevelopment Agency business and regular Council agenda order was resumed.

\* \* \*

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22. ORAL COMMUNICATIONS:

22a. Those present were reminded by Parks and Recreation Director Barnett of the 9th Annual Harry Sutter Turkey Trot run scheduled to take place on Thanksgiving day morning.

22b. Councilman Applegate wished everyone a "Happy Thanksgiving."

22c. Councilman Mock reported that the ICA (Independent Cities Association) has contracted with the firm of Burke, Williams and Sorensen to pursue legislation that would prevent companies from taking long-term contracts with hotels in order to circumvent the payment of transient occupancy tax. It was his suggestion the City Attorney investigate their findings to see if the City's laws can be changed to allow for the collection of this additional revenue.

22d. Councilman Mock reported on the stand taken by ICA relative to the Air Quality Management Board.

22e. Councilman Mock related a suggestion posed to him by Mr. Mike Chapman for some sort of holiday activity by the City, such as, a tree in front of the City Hall with a decoration for each association in the City. Advised of the City's position of "no displays," Councilman Mock suggested staff might want to look into the limitations in this regard.

22f. It was Councilman Nakano's request that staff initiate the procedure necessary to impose a fee on the host of loud and unruly parties when the Police Department has to respond for the second time and thereafter. Police Chief Nash illuminated that such action had already been initiated by the Police Department and documentation would be forthcoming to the City Manager and the City Attorney in the near future.

22g. The receipt, this date, of nine applications from residents interested in the City Clerk position was noted by Mayor Geissert, who imparted information regarding the application procedure. The Mayor advised of the Council's intent to consider an appointment on November 29, 1988, but also noted that Council was reserving the right to call an election should they determine to do so.

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22h. A letter she received from Mr. Kenneth C. Hall regarding Pop Warner Football facilities in the City of Torrance was acknowledged by Mayor Geissert. It was her request that Parks and Recreation Director Barnett respond to this correspondence and schedule this matter for a Parks and Recreation Commission meeting.

22i. Mr. Bob Basen, 21738 Anza Avenue, informed Council that developers are not trying to take advantage of the Conditional Use Process, but are being forced into it because of the way the R-3 Ordinance is currently written. Likewise, Mr. Basen submitted that this is the reason for R-2 developments on R-3 lots, the alternative being top-heavy buildings with balconies. This speaker provided examples to substantiate his position and suggested the need for further review of the R-3 development standards.

Before leaving the podium, Mr. Basen conveyed his belief that the same situation would occur with the open space requirement recommended for the R-2 zone because it would be impossible to meet both the .65 FAR and the open space requirements.

23. EXECUTIVE SESSION (Continued; see pages 1-2)

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert read the following statement into the record at this time:

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney regarding salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain personnel matters. Authority for holding an executive session for this purpose is contained in Government Code Section 54957.6 (a) and 54957.

We will confer with the City Manager and the City Attorney regarding the lease of City-owned airport property to Real Property Resources, Inc.; this leasehold is currently held by Specialty Restaurants. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

To confer with the City Manager and the City Attorney regarding the leasing of City-owned Airport property

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at Pacific Coast Highway and Madison Street, with Cohen and Torino, a commercial center known as Madison Park. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

To confer with the City Attorney regarding authority to negotiate settlement of claim for Gary and Nadine Bowman, Claim No. A87-542. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(c).

To confer with the City Attorney regarding authority to negotiate settlement of claim for Theresa Zito, Claim No. A88-130. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(c).

To confer with the City Attorney regarding authority to negotiate settlement of claim for Jeannie Gonzalez, Claim No. A88-173. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(c).

To confer with the City Attorney regarding current litigation entitled City of Torrance vs. Walter J. Egan, Los Angeles Superior Court Case No. C 694935. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(a).

To confer with the City Attorney regarding litigation entitled John Rastello, et al. vs. Rollo Green, et al., Los Angeles Superior Court Case Number SWC 74882. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(a).

At 12:45 a.m., the Council recessed and went immediately into a closed session for the purposes noted above. The meeting was reconvened at 12:50 a.m., at which time the following action was taken.

RESOLUTION NO. 88-290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE SETTING FORTH CERTAIN CHANGES  
REGARDING HOURS, WAGES, AND WORKING CONDITIONS  
FOR EMPLOYEES REPRESENTED BY ENGINEERS  
RESOLUTION NO. 88-204

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MOTION: Councilman Nakano, seconded by Councilwoman Har-  
dison, moved to adopt Resolution No. 88-290. Roll call vote was  
unanimously favorable.

24. ADJOURNMENT:

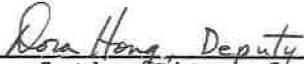
MOTION: At 12:52 a.m. (Wednesday, November 23, 1988),  
Councilman Applegate moved to adjourn (the November 22, 1988  
meeting) to November 29, 1988, at 5:30 p.m. Councilwoman Har-  
dison seconded the motion. Hearing no objections, it was so or-  
dered by Mayor Geissert.

Adjournment was dedicated to the memory of:

Ms. Tibby Bova.

\* \* \*

  
\_\_\_\_\_  
Mayor of the City of Torrance

  
\_\_\_\_\_  
Deputy  
Clerk of the City of Torrance

Marlene Lewis  
Minute Secretary

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