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TORRANCE CITY COUNCIL – SEPTEMBER 17, 1996

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...Adjourned in the memory of
Mr. John Green...

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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, September 17, 1996, at 5:35 P.M., in the Council Chambers of Torrance City Hall.

ROLL CALL

Present: Council members Cribbs, Lee
Messerlian, Nakano, O'Donnell,
Walker and Mayor Hardison.

Absent: None.

Also present: City Manager Jackson,
City Attorney Fellows,
City Clerk Herbers and
Staff representatives.

Considered out of order...

20. EXECUTIVE SESSION

Mayor Hardison read into the record:

"The Council will now recess to closed session to confer with the City's Negotiator on the Agenda matters listed under Items 20.a.1), "Conference with Labor Negotiator," 20.a.2), "Conference with Legal Counsel -- Existing Litigation," and 20.a.3), "Conference with Real Property Negotiator."

A closed session on these matters is authorized by California Government Code Sections 54957.6, 54956.9(a), and 54956.8.

*

At 5:36 P.M., Council immediately recessed to commence a closed Executive Session, returning to Chambers at 7:30 P.M. to conduct regularly scheduled Council Agenda business.

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1. ROLL CALL

Previously taken; all present.

2. FLAG SALUTE/INVOCATION

The Flag salute was led by Beach Cities Cadet Squadron No. 107.

Pastor Jin Bae, Torrance First Presbyterian Church, led the invocation for the meeting.

*

At this time, Mayor Hardison asked that the meeting be adjourned in memory of Mr. John Green, a long-time Torrance resident and former President of the Torrance Area Chamber of Commerce.

*

3. MOTION RE POSTING OF AGENDA/FURTHER READING

MOTION: Councilman Lee moved to accept and file the report of the City Clerk on the posting of the Agenda for this meeting. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

MOTION: Councilman Lee moved that after the City Clerk has read number and title to any Resolution or Ordinance on the Agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such Resolution or Ordinance in regular order. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Ad Hoc Armed Forces Day Committee

Friday, September 20, 1996 – 12:00 Noon.

Third Floor Assembly Room

Subjects: Selection of a Grand Marshal, selection of Lead Service, and final itineraries

Mayor Hardison announced that the 1996 Torrance Air Fair will be held on Saturday and Sunday, September 21 and 22, 1996, at Zamperini Field, from 10:00 A.M. to 5:00 P.M.

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7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES -- JUNE 25, 1996; AUGUST 6, 1996 (WORKSHOP); AND REGULAR MINUTES OF AUGUST 6, 1996

7b. PRIVATE INDUSTRY COUNCIL APPOINTMENT

Considered separately (see page no. 6).

7c. FINAL TRACT MAP NO. 51638

RECOMMENDATION

The Engineering Director recommends that the City Council approve Final Tract Map No. 51638, located on the east side of Los Codona Avenue, south of 238th Street, which has met all conditions of approval of the Tentative Map.

7d. 1995-1996 WATER COMMISSION ANNUAL REPORT

RECOMMENDATION

The Engineering Director and the Water Commission recommend that the City Council accept and file the 1995-1996 Water Commission Annual Report.

7e. AWARD OF CONTRACT FOR THE CONSTRUCTION OF CURB, GUTTER AND SIDEWALK REPLACEMENT PROGRAM 1995-1996 (NORTH TORRANCE), B96-38

RECOMMENDATION

The Engineering Director recommends that your Honorable Body:

- 1) Accept the bid from Damon Construction and Margaret Ann Rullo, a Joint Venture, in the amount of \$906,602.54, and reject all other bids;
- 2) Authorize Staff to prepare a standard contract; and
- 3) Authorize the Mayor and the City Clerk to execute and attest to said contract on behalf of the City for the construction of the Curb, Gutter and Sidewalk Replacement Program 1995-1996 (North Torrance), B96-38.

7f. REQUEST FOR COUNCIL REJECTION OF BIDS FOR THE PURCHASE OF A TOW VEHICLE FOR THE FIRE DEPARTMENT'S HAZARDOUS MATERIALS TRAILER

RECOMMENDATION

The Director of General Services, the Fire Chief, and the Director of Fleet Services recommend that the City Council reject the bids received for the purchase of a tow vehicle for the Fire Department's Hazardous Materials trailer.

7g. COUNCIL AWARD OF PURCHASE ORDER FOR THE SOLE SOURCE PURCHASE OF PERVO-BRAND TRAFFIC PAINT ON AN "AS-NEEDED BASIS" -- ANTICIPATED EXPENDITURE: \$84,000

RECOMMENDATION

The General Services Director and the Director of Street Services recommend that the City Council authorize a purchase order to be issued to Pervo Paint Company of Los Angeles, California, in the anticipated amount of \$84,000, for the sole source purchase of Pervo-brand traffic paint on an "as-needed basis."

7h. APPROVAL OF AN AMENDMENT TO AGREEMENT NO. C94-030 FOR PROFESSIONAL ENGINEERING SERVICES FOR THE CITYWIDE SEWER PUMP STATIONS UPGRADE, PHASE I

RECOMMENDATION

The Engineering Director recommends your Honorable Body approve an Amendment to Agreement No. C94-030, with AKM Consulting Engineers, for professional services in conjunction with the design and construction of the Citywide Sewer Pump Stations Upgrade, Phase I.

7i. COUNCIL AUTHORIZATION OF A PURCHASE ORDER FOR THE PURCHASE OF NEW AND REPLACEMENT PERSONAL COMPUTERS REF: BID NO. B96-34 -- ANTICIPATED EXPENDITURE: \$60,000

RECOMMENDATION

The General Services Director and the Director of Information Systems recommend that the City Council authorize a purchase order to be issued for an anticipated amount not to exceed \$60,000 for the purchase of new and replacement personal computers over a period of two (2) months to Ocean Network of Walnut, California.

- 7j. COUNCIL AUTHORIZATION OF PURCHASE ORDER FOR (300) OLYMPUS L-400 MICROCASSETTE RECORDER PACKAGES AND (300) MARTEL PEN MICROPHONES AND REQUIRED MAINTENANCE FOR A THREE-YEAR PERIOD – EXPENDITURE: \$77,847

RECOMMENDATION

The Chief of Police and the General Services Director recommend that the City Council authorize a purchase order to be issued to Martel Electronics of Placentia, California, in the amount of \$77,847 for the purchase of (300) Olympus L-400 microcassette recorder packages and (300) Martel pen microphones and required maintenance for a three-year period.

- 7k. RECOMMENDATION FOR ACCEPTANCE OF DONATIONS TO THE PARKS AND RECREATION DEPARTMENT

RECOMMENDATION

The Parks and Recreation Commission and the Parks and Recreation Director recommend that the City Council accept generous donations from Yoshinoya West, Inc., (\$10,000); the Dog Obedience Club (\$1,000); and the Kendo Club (\$500).

- 7l. CONSIDERATION OF A CONTRACT AMENDMENT TO RETROFIT THE STREET LIGHTS ON EL PRADO AND SATORI

RECOMMENDATION

The Planning Director recommends approval of the attached amendment to the construction contract with Gascon Mar for the retrofit of the street lights on El Prado and Sartori in the amount of \$83,591, as appropriated in the Street Light Assessment District Budget.

MOTION: Councilwoman O'Donnell moved to concur with Consent Calendar Item Nos. 7a, 7c, 7d, 7e, 7f, 7g, 7h, 7i, 7j, 7k and 7l [Item No. 7b was considered separately]. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

Consent Calendar Item considered separately...

7b. PRIVATE INDUSTRY COUNCIL APPOINTMENT

RECOMMENDATION

It is therefore recommended by the Policy Board that your Honorable Body appoint and officially swear in seven appointments to the Carson/Lomita/Torrance Private Industry Council.

Mayor Hardison noted that the Applicant, Ms. Jeanette Buckner, is representing Torrance Large Business and Allied Signal.

MOTION: Councilwoman Cribbs moved that Ms. Jeanette Buckner be appointed and officially sworn in to serve on the Carson/Lomita/Torrance Private Industry Council. The motion was seconded by Councilman Messerlian, and roll call vote reflected unanimous approval.

At this time City Clerk Herbers swore in Ms. Jeanette Buckner as the new appointee to the Carson/Lomita/Torrance Private Industry Council.

On behalf of the City Council, Mayor Hardison welcomed Ms. Buckner to the Carson/Lomita/Torrance Private Industry Council.

8. LIBRARY/PARKS & RECREATION

8a. RECOMMENDATION TO APPROVE AN EXTENSION AND AMENDMENT TO THE CONCESSION AGREEMENT WITH TORRANCE SKATE ASSOCIATION FOR AN ADDITIONAL THREE YEARS, WITH ANOTHER TWO-YEAR OPTION, AND APPROVAL OF A ROOF ADDITION TO THE EXISTING RINK STRUCTURE

RECOMMENDATION

It is the recommendation of the Parks and Recreation Commission and the Parks and Recreation Director that the City Council approve an extension and amendment to the concession agreement with Torrance Skate Association for an additional three years, with a two-year option, and approve a roof addition to the existing rink structure.

MOTION: Councilman Walker moved to concur with Staff's recommendation. The motion was seconded by Councilwoman O'Donnell, and roll call vote reflected unanimous approval.

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10. POLICE/FIRE

MOBIL DATA COMPUTER SYSTEM

RECOMMENDATION

The Chief of Police and Director of General Services recommend that two (2) purchase orders be issued to the following companies for implementation of a mobile data computer system: 1) to Motorola Incorporated in the amount of \$596,895 for the purchase of a complete data system; and 2) to the City of Inglewood in the amount of \$6,000 for a six-month lease of space on their Radio Network Controller. Included in the recommendation are changes to the language in the contract, as reflected in Staff's report (of record).

City Attorney Fellows explained that the modified warranty language states, in essence, that Motorola is going to deliver a system to the City of Torrance that will go through an acceptance-testing procedure and will be certified at the conclusion of that procedure as working within the requirements and operating parameters established by the City as of the date the system is put into operation. City Attorney Fellows briefly addressed other contractual language changes, which are noted in Staff's report (of record).

MOTION: Councilwoman Cribbs moved for approval of Item No. 10a. The motion was seconded by Councilman Messerlian, and passed by unanimous roll call vote.

Councilwoman Cribbs thanked City Attorney Fellows and Lieutenant Besse for their assistance in providing answers to her inquiries with regard to this issue.

In response to Councilwoman Cribbs' request, City Manager Jackson stated that as a matter of course, all Agenda items are sent to the Finance Department, the City Attorney's Office and the City Manager's Office for departmental review and input -- noting that in the future, Staff will attempt to identify each Department's recommendation.

13. ADMINISTRATIVE MATTERS

13a. CHARLES H. WILSON PARK MASTER PLAN AND GYMNASIUM

RECOMMENDATION

The City Council Committee on Citizen Development and Enrichment has reviewed the proposed revisions to the Master Plan for Charles H. Wilson Park, including the Gymnasium. After analyzing a variety of issues related to this subject, the Committee recommends that the City Council:

- 1) Concur with the proposed Master Plan for Charles H. Wilson Park, including the construction of a gymnasium, additional roller hockey rink, relocated park maintenance compound, relocated tennis courts, and related parking and circulation elements;
- 2) Direct Staff to prepare and transmit Requests for Proposals for the hiring of an architect to provide the design, plans, specifications and final cost estimates for the construction of the gymnasium (Phase I of Indoor Sports Complex); and
- 3) Accept the business plan for the gymnasium, which includes operation and maintenance costs and funding strategy (Attachment H).

While reviewing the Committee's recommendation, Councilman Nakano mentioned that the funding for the Wilson Park Gymnasium will come from the 1992 Los Angeles County Safe Neighborhood Parks Bond.

MOTION: Councilman Nakano moved to concur with the Committee's recommendation. The motion was seconded by Councilwoman Cribbs. (This motion was ultimately amended; see page no 9.)

Councilman Lee commended Staff for its report -- noting that he is looking forward to the changes at Wilson Park.

Per Councilman Lee's inquiry, Parks and Recreation Director Barnett explained that during construction of the second roller hockey rink, the Wilson Park tennis classes will be relocated on an interim basis to nearby City-operated tennis facilities -- stating that current class participants will be properly notified of any tennis class relocation; and advised that when funds are available, Staff will attempt, in a timely manner, to construct new tennis courts on the Wilson Park site, as proposed in the Revised Master Plan.

Addressing Mayor Hardison's concerns, Parks and Recreation Director Barnett advised that Staff is committed to constructing new Wilson Park tennis courts at the proposed location as soon as funding is available. Mayor Hardison requested that a Staff report concerning the placement of the additional roller hockey rink, and relocation and funding of the new tennis courts come before the City Council as a joint item. No objection was noted with regard to Mayor Hardison's request.

Councilman Nakano mentioned that the existing paddle tennis courts will be unaffected.

AMENDED MOTION: Councilman Nakano moved to concur with the Committee's recommendation and moved that Staff include in a report to Council a combined item with plans for the second roller hockey rink, and placement/funding of the new tennis courts. The motion was seconded by Councilwoman Cribbs, and roll call vote reflected unanimous approval.

Councilwoman Cribbs expressed gratitude/appreciation of Staff, especially Parks and Recreation Director Barnett, for assisting in answering many questions and providing an excellent review of the discussion which took place regarding the history of the gymnasium. Noting that the Torrance citizens voted for this project, Councilwoman Cribbs expressed her delight that the Committee insisted that the gymnasium be staffed during all hours of operation.

Currently being identified with Charles H. Wilson Park, Councilman Messerlian mentioned that consideration is being given to officially name the gymnasium following completion of the facility.

For Mayor Hardison, Parks and Recreation Director Barnett provided brief input concerning operating costs, revenues and Proposition A funds; and stated that it is anticipated that the gymnasium will be in operation by September of 1998. Mayor Hardison commended Parks and Recreation Director Barnett and Staff for the study and consideration of funding strategies.

Parks and Recreation Director Barnett thanked/commended Recreation Administrator Jones, Park Services Administrator Wilson, Administrative Specialist Naden and Mr. Tom Peffer (Torrance Skate Association President) for their hard work and assistance.

13b. UNILATERAL RESOLUTIONS

RECOMMENDATION

Recommendation of the City Manager that Council:

- 1) Concur in concept with Memorandum of Intent for various City employee representation units;
- 2) Adopt Memorandums of Understanding (RESOLUTIONS) for various City employee representation units;
- 3) Unilaterally adopt RESOLUTIONS extending hours, wages and working conditions for various City employee representation units

An ultimate recommendation of the City Manager that the Council adopt the attached unilateral contract extensions for one additional week to September 24, 1996, for the Torrance Municipal Employees (TME)-AFSCME Local 1117, the Torrance Library Employees Association (TLEA), the Torrance Fiscal Employees Association (TFEA), the Torrance Professional and Supervisory Association (TPSA), and the Engineers.

Referring to the comments made by employees at the last Council meeting, Mayor Hardison explained that the City Council as a whole, and as individuals, did not comment with regard to the speakers' concerns due to the ongoing negotiations with the employee groups – noting the Council's desire to see that the negotiations are expeditiously concluded in a satisfactory manner. Mayor Hardison, on behalf of the Council, expressed great appreciation of all City employees; and mentioned that the employees – along with the citizens, the businesses and many other things – make for the wonderful city which Torrance has become.

RESOLUTION NO. 96-115

**A UNILATERAL RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TORRANCE AMENDING RESOLUTION
NO. 94-111 SETTING FORTH CERTAIN CHANGES REGARDING
HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE TORRANCE
MUNICIPAL EMPLOYEES-AFSCME, LOCAL 1117**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 96-115. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

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RESOLUTION NO. 96-116

**A UNILATERAL RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING RESOLUTION
NO. 94-113 SETTING FORTH CERTAIN CHANGES REGARDING
HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE ENGINEERS**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 96-116. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

RESOLUTION NO. 96-117

**A UNILATERAL RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING RESOLUTION
NO. 94-115 SETTING FORTH CERTAIN CHANGES REGARDING
HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE TORRANCE FISCAL
EMPLOYEES ASSOCIATION**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 96-117. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

RESOLUTION NO. 96-118

**A UNILATERAL RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING RESOLUTION
NO. 94-112 SETTING FORTH CERTAIN CHANGES REGARDING
HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE TORRANCE
PROFESSIONAL AND SUPERVISORY ASSOCIATION**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 96-118. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

RESOLUTION NO. 96-119

**A UNILATERAL RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING RESOLUTION
NO. 94-114 SETTING FORTH CERTAIN CHANGES REGARDING
HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE TORRANCE
LIBRARY EMPLOYEES ASSOCIATION**

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MOTION: Councilman Nakano moved for the adoption of Resolution No. 96-119. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

14. HEARINGS

14a. TTM-51753, ZONE94-0002 (EAS94-0008): DAN E. BUTCHER

Mayor Hardison noted that this was the time and place for a public hearing on City Council consideration of an appeal of a Planning Commission denial of a Tentative Tract Map consisting of 63 residential lots and a Zone Change from A-1 (light agricultural) to R-1 (single-family residential) on property located in the Hillside Overlay District, south of Via Valmonte and west of Hawthorne Boulevard. Mayor Hardison noted that an Environmental Impact Report (EIR) had been provided.

TTM-51753, ZONE94-0002 (EAS94-0008): DAN E. BUTCHER

With the aid of overheads, Senior Principal Planner Gibson illustrated the specifics of the proposed request and site plan for this approximate 21-acre site – noting various concerns of Staff.

Per Mayor Hardison's and Councilman Messerlian's inquiries, Senior Principal Planner Gibson addressed the five areas of significant unmitigable impacts identified by the EIR; briefly referred to minor changes which were discussed following the Planning Commission's review (exact slopes, techniques used for slope stability, location/size of retaining walls); commented on Staff's condition of approval which requires no more than a 2:1 slope differential, which would still require an extensive retaining wall system on the majority of the lots – pointing out that in some areas, what is currently being proposed is more than a 2:1 slope. Senior Principal Planner Gibson provided further details concerning the Planning Department's recommendation for denial of the Applicant's request (appropriate land use, second access, extensive grading, etc.)

Having thanked the Staff of the City Attorney's Office, the Planning and Building Departments for their helpful assistance, Mr. William Beverly, 3424 Carson Street, Suite 400, representing Mr. Dan Butcher, explained that at this point in time, the Applicant is requesting a preliminary approval of a Tentative Tract Map, which the Applicant must have before proceeding to the next step. Mr. Beverly clarified that the "Revised Section," dated June 11, 1996, demonstrates that the 63-lot project can be engineered, designed and completed with 2:1 slopes; explained that the Revised Section provides sufficient information to determine whether 14 of the lots satisfy the hillside criteria; that the current Revised Section, dated June 11, 1996, has no retaining wall within this project, separating residential lots, that is greater than 10 feet high – with the exception of the project boundary separating the Fitzpatrick property from the subject property, which does have a 30- to 40-foot retaining wall. Mr. Beverly stated that recently, Mr. Fitzpatrick had advised the Applicant that he would accept exportation of dirt onto his property.

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Addressing concerns which have been expressed by the Planning Department, Mr. Beverly advised that no lot has a building pad with a greater slope than 10 feet; that a second means of access is not a feasible option because this development would have to be combined with other properties; and that the Applicant is willing to provide the level of data and information that is being sought by the City once the City provides preliminary approval that R-1 is an appropriate use for this property and that 63 lots is a reasonable number of lots for this site.

For Mayor Hardison and Councilman Messerlian, Senior Principal Planner Gibson noted the number and height of retaining walls which could possibly be placed on these single-family lots in order to meet the 2:1 (or 1:5) slope criteria; and addressed safety issues with regard to the installation and construction of hillside retaining walls.

Mayor Hardison invited audience input, and the following individuals spoke to Council concerning this proposed hillside project:

Having provided signed petitions in favor of this project, Ms. Marian Sullivan, Redondo Beach, stated that she lives in the subject area and is in favor of approving the Tentative Tract Map for this project – noting that the development will benefit the Adopt-a-School program for the schools in the surrounding Torrance area.

Mr. Dave Wang, Torrance, stated that not only is he opposed to the proposed project, but also many of his neighbors are opposed to the project; stated that the project would aesthetically destroy one of the last distinctive hillsides in the City, which is enjoyed by numerous wildlife; that the project would create increased traffic and a significant amount of pollution during the grading and construction phases and cause respiratory problems to residents. Mr. Wang suggested that other possibilities be considered for this land, possibly a nature reserve; and urged the City Council to reject the Applicant's proposal.

Mr. John Dickinson, Torrance, advised that he opposes the approval of this development due to increased traffic, noise, construction pollution -- expressing his desire that one of the last open spaces in Torrance be preserved.

Living directly below the subject property, Mr. Paul Huyck, Torrance, stated that he is opposed to the project because of the increase in traffic and the creation of pollution, which will be hazardous to residents.

Ms. Shirley Turner, Torrance, encouraged the Council to deny the Applicant's proposal; and addressed her concerns with respect to hillside slides, drainage and aesthetics.

In response to the audience members' comments and concerns, Mr. Beverly advised that the Applicant is sensitive to their concerns and advised that incorporated into the grading and construction phases will be all standard measures/techniques – as well as any reasonable, non-standard techniques – to control/mitigate noise, pollution

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and traffic; and advised that hillside drainage will be addressed in the grading plan and will satisfy all Code criteria.

Advising that he lives adjacent to this property, Mr. Herb Carlbom, Palos Verdes Estates, briefly commented on the City's legal responsibilities and high costs associated with homes sliding off the hillsides.

MOTION: Councilman Lee moved to close the public hearing. The motion was seconded by Councilman Messerlian, and roll call vote reflected unanimous approval.

Noting past proposals and discussions for development of this property, Councilman Walker stated that in his opinion, this project proposal is the best and least obtrusive for the area. Addressing concerns expressed this evening, Councilman Walker explained that a project of this magnitude brings with it unavoidable inconveniences; and advised that along with Staff's concerns being satisfied, he is in favor of constructing properly/safely built residential houses at this site.

Concurring with Councilman Walker's comments, Councilwoman O'Donnell highlighted the disappointing and limited number/species of flora/fauna at this site; and pointed out that Mr. Butcher is proposing that each lot contain at least four trees.

Given that the Applicant satisfies Staff's concerns regarding slope stability and proper drainage, etc., Councilman Nakano stated that he would approve an R-1 designation at this site – stating that he believes it to be the least obtrusive type of development.

While agreeing that R-1 usage would be the best use of this property, Councilman Lee expressed his concerns that various professional reports submitted reflect differing engineering opinions, data and statistics. Councilman Lee stated that at this point in time, he is in favor of changing the zone to R-1, but that he is not in favor of the Tentative Tract Map.

In response to Councilman Messerlian's inquiries, City Engineer Burt explained that as further engineering studies and analyses are conducted/produced, the number of proposed lots may decrease – pointing out that the Applicant may not create more lots.

Although in favor of an R-1 (single-family residential) development at this site, Councilman Messerlian stated that at this point in time, the reports/studies which have been submitted do not comfortably and properly satisfy his or Staff's concerns (per Staff/EIR reports) with respect to slope stability, drainage and all other associated problems.

Councilwoman Cribbs relayed her support for changing the zone to R-1; and addressed her concerns with respect to the environmental impact and the proposed subdivision – noting that she opposes the subdivision as presented this evening. Councilwoman Cribbs suggested that the two matters be bifurcated.

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Mayor Hardison stated that she is in favor of changing the zone to R-1, but it is her opinion that the number of lots which is being proposed (63) is too many for this site. In response to Mayor Hardison's inquiry, Building and Safety Director Isomoto stated that Staff would like to see incorporated into the Applicant's proposal a reconfiguration of the lots to reduce the height and steepness of the slopes, to maintain a reasonable height and number of retaining walls, and a possible reduction of lots.

Referring to the Council's concerns of the proposed 63-lot subdivision, Senior Principal Planner Gibson addressed procedures utilized to modify Tentative Tract Maps.

MOTION: Councilman Walker, seconded by Councilman Messerlian, moved to re-open the public hearing. Roll call vote reflected unanimous approval.

Mr. Beverly requested that if the Council is to bifurcate the two issues and consider them separately, that consideration first be given to the Tentative Tract Map; and that if there is a motion for denial, that it be done without prejudice.

MOTION: Councilwoman Cribbs, seconded by Councilman Lee, moved to close the public hearing. Roll call vote reflected unanimous approval.

Responding to Councilman Lee's inquiry, City Attorney Fellows suggested that this matter be continued and that no action be taken this evening in order for Staff to have ample time in which to provide an Ordinance to be approved by Council, along with providing the appropriate environmental documentation for the zone change, and allow Staff more time to consider options for the Tentative Tract Map.

MOTION: Councilman Lee, seconded by Councilwoman Cribbs, moved to re-open the public hearing. Roll call vote reflected unanimous approval.

MOTION: Councilman Lee, seconded by Councilwoman Cribbs, moved to continue this entire item for one month. *(This motion ultimately passed; see below.)

Councilwoman O'Donnell pointed out that Mr. Beverly has acknowledged that the Applicant is aware that further studies may indicate that the land is not usable, and she encouraged the Council to vote for an R-1 zone change this evening in order for the Applicant to proceed with further studies.

City Attorney Fellows explained that the Council may not take action to approve a zone change this evening without a Statement of Overriding Considerations and an Ordinance which adopts a zone change.

Mr. Beverly informed the Council that the Applicant is interested in a zone change only as a component to a Tentative Tract Map; and that if the Council were to deny the Tentative Tract Map, the appeal would be withdrawn with respect to the zone change.

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*Roll call vote on the previously made motion (see above) reflected unanimous approval.

At 8:05 P.M., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was formally adjourned at 8:07 P.M., and consideration of regular Council business was resumed.

18. ADDENDUM MATTERS

None.

19. ORAL COMMUNICATIONS

19a. City Clerk Herbers advised that applications are now being accepted for two Commission appointments to the Torrance Environmental Quality and Energy Conservation Commission.

19b. Councilman Messerlian advised that the street sign at the northeast corner of Madison and Madison Court, immediately north of Walteria School, is lying in the parkway.

19c. Councilwoman O'Donnell apprised those of the following events:

- Salvation Army Day Care Center and Senior Health and Resource Fair, Saturday, September 21, 1996;
- Torrance Youth Council Annual Fall Boutique, Saturday, September 21, 1996, Cultural Arts Center;
- Torrance Air Fair, Zamperini Field, Saturday and Sunday, September 21 and 22, 1996.

Councilwoman O'Donnell mentioned that she, along with Mayor Hardison, played in a softball game on behalf of the South Bay Special Olympics -- noting that the event was very enjoyable and heartwarming.

19d. Ms. Shirley Turner encouraged the residents of Torrance to vote for Proposition A, which will be on the November 1996 ballot.

19e. Also encouraging support of Proposition A, Mayor Hardison addressed the necessity to schedule a Council Committee on Legislative Matters meeting in order to consider the various Propositions and measures for the November 1996 ballot; and requested that further information be provided to the Council with respect to Proposition 218.

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20. EXECUTIVE SESSION

Considered earlier; see page no. 1.

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At 10:11 P.M., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency and the City Council meeting were formally adjourned at 10:12 P.M.

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21. ADJOURNMENT

At 10:12 P.M., the meeting was formally adjourned to Tuesday, September 24, 1996, at 5:30 P.M.

...Adjourned in the memory of
Mr. John Green...



Mayor of the City of Torrance



Clerk of the City of Torrance

City Council
September 17, 1996