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### TORRANCE CITY COUNCIL – FEBRUARY 26, 2002

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At 10:03 p.m., the meeting was adjourned to Tuesday, March 12, 2002 at 5:30 p.m. for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers. Tuesday, March 5, 2002 will be a Council dark night.

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in a regular meeting at 6:30 p.m. on Tuesday, February 26, 2002, in Council Chambers.

**ROLL CALL**

Present: Councilmembers Cribbs, Messerlian, Nowatka, Scotto, Walker, Witkowsky and Mayor Hardison.

Absent: None.

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

**16. EXECUTIVE SESSION**

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under 16.a) Conference with Labor Negotiator; and 16.b) Real Property Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6 and 54956.8.

The Council reconvened at 7:41 p.m.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Mayor Hardison.

The invocation was given by Father Douglas Judson, St. Andrews Episcopal Church.

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

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

**MOTION:** Councilmember Cribbs moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Nowatka and hearing no objection, Mayor Hardison so ordered

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Hardison announced a meeting of the ad hoc Legislative Committee on Tuesday, March 5, 2002 at 4:00 p.m. in the Third Floor Assembly Room at City Hall to update legislative policy which will then be brought back before the City Council.

Commissioner Scotto announced that the Veterans Memorial dedication would be held on Tuesday, March 19 at 1:00 p.m. at the northwest corner of Torrance Boulevard and Maple Avenue.

**6. COMMUNITY MATTERS**

**6a. RESOLUTION NO. 2002-10 RE POLICE LIEUTENANT GILBERT EDWARDS KRANKE**

**RESOLUTION NO. 2002-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING POLICE LIEUTENANT GILBERT EDWARDS KRANKE UPON HIS RETIREMENT AFTER THIRTY-THREE YEARS OF SERVICE.**

**MOTION:** Councilmember Nowatka moved to adopt Resolution No. 2002-10. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

Mayor Hardison presented the resolution to Police Lieutenant Kranke and Chief Herren presented a trophy to Lt. Kranke noting that it had been an honor to work with him. Lt. Kranke introduced his family and stated it was an honor to serve the City.

**6b. RESOLUTION NO. 2002-11 RE POLICE SERGEANT FREDERICK BURTON LOUK JR.**

**RESOLUTION NO. 2002-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING POLICE SERGEANT FREDERICK BURTON LOUK JR. UPON HIS RETIREMENT AFTER THIRTY-ONE YEARS OF SERVICE.**

**MOTION:** Councilmember Nowatka moved to adopt Resolution No. 2002-11. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

The resolution is to be presented at a later date.

**6c. NORTH HIGH SCHOOL SAXON FOOTBALL TEAM RECOGNITION**

Mayor Hardison recognized the North High School Saxon Football Team for capturing the Ocean League Championship Title and the Southern Section Division X CIF finalists. Assistant Coach Bill Peters introduced players Steven Jurazek and Alex Ligon. Principal George Kennedy was also present.

6d. **SOUTH BAY GENEALOGICAL SOCIETY DONATION TO TORRANCE PUBLIC LIBRARY**

Recommendation of the City Librarian that City Council accept and appropriate a \$1,000 donation made to the Torrance Public Library from the South Bay Genealogical Society.

**MOTION:** Councilmember Messerlian moved to accept and appropriate the donation of \$1,000 to the Torrance Public Library from the South Bay Genealogical Society. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

South Bay Genealogical Society President Jan Wheeler introduced Treasurer, Lisa Schumacher; Corresponding Secretary, Betty McEntyre; Membership Chair, Therese Anlauf; Member at Large, Mike Cleary; and Circulation, Oren Sheldon who presented \$1,000 on behalf of the 285 members, half of whom live in Torrance. Ms. Wheeler expressed hope that the money would be used to help the genealogical collection at that library.

7. **CONSENT CALENDAR**

Mayor Hardison asked to hold item 7a.

7a. **MINUTES OF JANUARY 8, 2002**

**Recommendation**

Approval of minutes of January 8, 2002.

7b. **SUBLEASE AGREEMENT RE HARBOR ONE-STOP**

**Recommendation**

Recommendation of the Human Resources Director that City Council approve the execution of a Sublease Agreement with the County of Los Angeles for space in the Harbor One-Stop

7c. **PUBLIC WORKS AGREEMENT RE SULLY-MILLER CONTRACTING CO., AND APPROPRIATION OF ASSEMBLY BILL 2928 FUNDS TO RESIDENTIAL STREETS REHABILITATION PROGRAM**

**Recommendation**

Recommendation of the Engineering Director that City Council:

1. Approve the Plans and Specifications for the Residential Streets Rehabilitation Program, I-5 (Phase 2-North Torrance);
2. Award a Public Works Agreement to Sully-Miller Contracting Co. in the amount of \$1,158,270 and authorize a 5% contingency in the amount of \$57,913 for this project;
3. Authorize the Mayor to execute and the City Clerk to attest to said Agreement; and
4. Appropriate Assembly Bill 2928 funds in the amount of \$483,457.72 to the Residential Streets Rehabilitation Program, I-5. (B2002-03)

**7d. HUGHES ELECTRON DYNAMICS DONATION FOR NPDES PUBLIC EDUCATION**

**Recommendation**

Recommendation of the Engineering Director that City Council accept and appropriate a \$100 donation by Hughes Electron Dynamics for NPDES Public Education.

**7e. MOU AMENDMENT RE NPDES EDUCATIONAL SITE VISIT**

**Recommendation**

Recommendation of the Engineering Director that City Council accept and appropriate a \$100 donation by Hughes Electron Dynamics for NPDES Public Education.

**7f. CHANGE ORDER RE NEPTUNE TECHNOLOGY GROUP, INC. AND WATER ENTERPRISE FUND APPROPRIATION**

**Recommendation**

Recommendation of the General Services Director and the Engineering Director that City Council:

1. Approve a change order in an amount not to exceed \$60,000 to an existing purchase order with Neptune Technology Group Inc. for the purchase of Warehouse/Water meter stock; and
2. Authorize an appropriation of \$60,000 from Water Enterprise Fund Balance to fund this change order.

**7g. CONSULTING SERVICES AGREEMENT RE DEEMS LEWIS MCKINLEY**

**Recommendation**

Recommendation of the City Librarian that City Council approve a Consulting Services Agreement in the amount of \$63,000 with Deems Lewis McKinley, architect, to serve as the building consultant for the Library Department's application for Proposition 14 grant funds for the remodel and expansion of the North Torrance and Henderson branch libraries.

**7h. AGREEMENT RE ENTRADERO SUMP LITTLE LEAGUE FIELD #4**

**Recommendation**

Recommendation of the Parks and Recreation Director that City Council authorize the Mayor to execute and the City Clerk to attest to an Agreement on behalf of the City of Torrance initiating a lease for the use of Entradero Sump Little League Field #4 by West Torrance Babe Ruth Baseball Organization for the period of February 26, 2002 through December 31, 2002.

**7i. CONTRACT EXTENSION RE WARD NORTH AMERICA INC.**

**Recommendation**

Recommendation of the Human Resources Director that City Council approve a one year contract extension with Ward North America, Inc. for liability claims administration services, for March 1, 2002 to March 1, 2003 in the amount of \$100,734. (C2000-040)

7j. **EAGLES DONATION TO TORRANCE PUBLIC LIBRARY**

**Recommendation**

Recommendation of the City Librarian that City Council accept and appropriate a \$1,000 donation made to the Torrance Public Library from The Eagles.

7k. **MONTHLY INVESTMENT REPORT**

**Recommendation**

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for the month of January 2002.

7l. **AGREEMENT RE TETRA TECH, INC.**

**Recommendation**

Recommendation of the Engineering Director that City Council:

1. Approve an agreement with Tetra Tech, Inc., for professional engineering services for a 12-month period in an amount of \$167,000 for:
  - a. Large Water Meter Replacement Design, I-15, Phases 2 and 3 for \$28,300;
  - b. Water Main Replacement Program Phase 1 and Recycled Water Main Design, I-23 for \$138,700; and
2. Authorize the Mayor to execute and the City Clerk to attest to the consultant agreement with Tetra Tech, Inc., on behalf of the City.

**MOTION:** Councilmember Witkowsky moved to approve Consent Calendar items 7b through 7l as written. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

Mayor Hardison noted that there was supplemental material available for item 7l.

11. **ADMINISTRATIVE MATTERS**

11a. **CONTINUED STATE OF EMERGENCY FOR CAROLWOOD DRIVE AND SINGINGWOOD DRIVE**

Recommendation of the City Manager and City Attorney that City Council continue the state of local emergency proclaimed March 2, 2001 for properties located on Carolwood Drive and Singingwood Drive.

Building and Safety Manager Isomoto reported that there had not been any significant or measurable movement in the past few weeks and that a meeting with 24 homeowners to formulate a methodology to repair the slope had proven unsuccessful. Staff has met with a property owner who owns a construction company and offered to provide construction and possibly funding to start the process but details still need to be worked out.

**MOTION:** Councilmember Messerlian moved to continue the state of local emergency, proclaimed March 2, 2001 for properties located on Carolwood Drive and Singingwood Drive. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

**11b. RESOLUTION NO. 2002-18 RE 401A DEFERRED COMPENSATION PLAN**

Recommendation of the City Manager that City Council adopt an amended Executive and Management Resolution making changes in deferred compensation, sick leave, and vacation cash out provisions with regard to a 401a Deferred Compensation Plan.

**RESOLUTION NO. 2002-18**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2001-83 SETTING FORTH CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EXECUTIVE AND MANAGEMENT EMPLOYEES.**

Assistant to the City Manager Keane presented the material of record noting that the changes enabled employees to better take advantage of the plan.

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-18. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

Mayor Hardison noted that additional materials were available for item 11c.

**11c. NEW POLICE CADET JOB DESCRIPTION AND RESOLUTION NO. 2002-19 RE CERTAIN PART-TIME SALARIED AND HOURLY EMPLOYEES**

**RESOLUTION NO. 2002-19**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION 2001-110 SETTING FORTH CHANGES REGARDING THE HOURS, WAGES AND WORKING CONDITIONS FOR CERTAIN PART TIME SALARIED AND HOURLY EMPLOYEES.**

Lt. Lienweber reported that funding in the amount of \$57,000 had been approved last October for first year startup costs to hire five cadets. The program has been envisioned as a way to bring young people into the department and possibly become police officers. The cadet program would be a part time position for those between the ages 18 and 24 years old, working 19 hours a week and required to attend school and perform various duties. The 3-4 year period would give the department an opportunity to evaluate the cadets and allow the cadets to determine whether the career is for them. The program would be a valuable recruitment tool while increasing service to the community, as officers would be freed from doing routine tasks that the cadets would cover. The recommended hourly range is competitive with other police department cadet programs.

In response to an inquiry from Mayor Hardison, Lt. Lienweber indicated that the program was designed for five cadets with the hopes of increasing the numbers and it noted that 18-24 was more of a target group rather than an age requirement.

In response to an inquiry from Councilmember Nowatka, Lt. Lienweber explained that in contrast to a previously offered program, the new program sought increased



involvement for the cadets rather than just utilizing them for data entry. Councilmember Nowatka commented that the previous program had provided assistance and had brought some people to the department. He noted that the supplement referenced wording on the summary that he felt was unclear and could be construed to mean that the cadet might actually be enforcing the law. He suggested that adding verbiage to indicate that the cadet performs "law enforcement support functions" might clarify the issue.

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-19. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

**11d. REVISED CLASS SPECIFICATION FOR STREET OPERATIONS MANAGER AND RESOLUTION NO. 2002-20 RE EMPLOYMENT COMPENSATION FOR EXECUTIVE AND MANAGEMENT EMPLOYEES**

Recommendation of the Human Resources Director and the Civil Service Commission that City Council approve the revised class specification for Street Operations Manager and retitle the classification as Assistant Street Services Director. In addition, the Human Resources Director recommends the adoption of an amendment to the Resolution for employment compensation for Executive and Management Employees to implement the recommended salary range.

Senior Human Resources Analyst Lawrence noted that the class specification had been revised to incorporate additional responsibilities as a result of department restructuring. She noted that the item had been approved at the Civil Service Commission on February 25, 2002.

**MOTION:** Councilmember Cribbs moved to approve the revised class specifications. Councilmember Witkowsky seconded the motion and, hearing no objection, Mayor Hardison so ordered.

**RESOLUTION NO. 2002-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 2001-83 SETTING FORTH CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR EXECUTIVE AND MANAGEMENT EMPLOYEES.**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-20. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

**12 HEARINGS**

Item 12b. was heard out of order at this time.

**12b. ASSEMBLY BILL 3229 RE CITIZENS OPTIONS FOR PUBLIC SAFETY (COPS)**

Recommendation of the Chief of Police that City Council convene a public hearing concerning Assembly Bill 3229, Citizens Options for Public Safety (COPS) grant funding; receive input from staff on programs of interest to the Chief of Police and Council as well as the public on the use of the grant funds; and at the close of the hearing, appropriate \$281,796 to the recommended projects.

Mayor Hardison opened the public hearing at 8:10 p.m.

Lt. Leinweber reported that the City had been awarded COPS funds in September 2001 based on the size of the City and the population. He summarized the material of record and pointed out that five of the proposed projects had been funded by COPS grants for the past few years and the other five were one-time or short-term projects.

Mayor Hardison asserted that the programs were excellent and acknowledged that the state appeared committed for the long term, but expressed concerns with being dependent on the state for funding of ongoing programs, especially given the state's financial difficulties. She commented that the ratio of five one-time or short-term projects to five ongoing projects was good and noted that future Councils might be concerned if all of the money was used to support ongoing projects.

**MOTION:** At 8:17 p.m. Councilmember Witkowsky moved to close the public hearing. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

**MOTION:** Councilmember Scotto moved to appropriate \$281,796 to the following projects: \$111,300 for One Police Officer; \$7,500 to Fund the North Torrance PCC; \$10,000 to fund the Victim Assistance Program; \$ 10,000 for support personnel for the Records Imaging Project; \$15,000 for Dispute Resolution; \$10,000 for Career Survival Course Training; \$10,000 for the Rapid Deployment Training Site; \$24,996 for the VisionAir Software consultant; \$40,000 for the Mobile Command Vehicle Housing Structure; and \$43,000 for a professional consultant. Councilmember Messerlian seconded the motion and a roll call vote reflected unanimous approval.

**12a. ORDINANCE AND RESOLUTIONS RE 2700 BORDER AVENUE**

Recommendation of the Planning Director and Planning Commission that City Council deny the appeal and take the following action on property located at 2700 Border Avenue:

1. Adopt a Negative Declaration;
2. Adopt an Ordinance approving a Zone Change from C-3 (Solely Commercial) to R-3 (Limited Multiple Family Residential);
3. Approve an Ordinance Summary for publication; and
4. Adopt Resolutions approving:
  - a. A General Plan Amendment from Local Commercial to Medium Density Residential;
  - b. A Conditional Use Permit to allow the construction of 28 detached condominium units; and
  - c. A Tentative Tract Map for condominium purposes.

EAS01-00011, GPA01-00003, ZON01-00002, CUP01-00037, TTM53463:  
SEPULVEDA ESTATES LLC/RICHARD GOULD

Mayor Hardison opened the public hearing at 8:18 p.m. and indicated that there were supplemental materials available at the back of the auditorium.

Councilmember Scotto excused himself from the discussion as he owns property in the vicinity and he exited City Hall at 8:18 p.m.

Planning Manager Isomoto summarized the material of record noting that the property is vacant and was previously used for oil production. She noted the overall FAR for the project is .62 with units oriented toward an internal circulation system as far to the north as possible to minimize conflicts with the Sepulveda/Border Intersection. Units are 2-stories over a garage with a private yard area and the driveway is to be graded down to provide a lower profile for the units.

The item was considered by the Planning Commission on February 6, 2002 with three residents speaking on issues of traffic, drainage and deflected noise from the wall. A motion to recommend approval with modifications passed unanimously.

Mayor Hardison pointed out that the General Plan Amendment required zone changes be heard by the City Council and the City Manager appealed the entire project so the Council could look at the conditions.

In response to an observation by Councilmember Messerlian that the units should be dropped 7 ft. in height from Sepulveda to the driveway, Planning Manager Isomoto indicated that the final plans would illustrate the change in elevation more clearly.

In response to an inquiry from Councilmember Witkowsky, Division Engineer Perkins indicated there was information in the supplemental that provided a history of drainage discussions. He reported that a decision had not been made as to the most preferred alignment on how to handle drainage and he noted that there were several alternatives and it would be incumbent upon the developer to present arguments for his alternative. The Planning Commission indicated they would accept and consider alternatives acceptable to the City which have been made known to the developer.

In response to an inquiry from Councilmember Witkowsky regarding having the railroad company take responsibility for maintaining the surface draining facility, Division Engineer Perkins stated that initially a swale had been considered but the Street Department would have to maintain the public facilities and they had concerns with surface drainage. He indicated that he would not be comfortable with the railroad assuming responsibility for surface drainage and explained that typically when subdivisions came forward the City made sure there were answers to the problem but did not dictate those answers.

In response to an inquiry Mayor Hardison, Planning Manager Isomoto indicated that noise deflection as well as noise from the train right of way and the traffic on Sepulveda were concerns raised at the Planning Commission meeting. She explained that condition #15 was designed to address both of those issues and the Commission felt the recommended conditions from staff would address neighbor and staff concerns.

Mayor Hardison reported that she was assured by the head of Public Relations for Burlington Northern Santa Fe that changeover would be started on April 15 and by the end of April there should be a noticeable decrease of trains coming through Torrance. She stated that it would be important to get the noise attenuation study done and noted that there had been a request for an 8 foot fence though typically a 6 foot fence would be installed there. Planning Manager Isomoto commented that in past cases adjacent to commercial or industrial or railroad right of way the City has allowed 8 foot fences.

Kurt Nelson, JCC Homes, distributed reductions of exhibits and thanked Planning Manager Isomoto for the thorough staff report. He stated that a main concern was the proximity of the building to the line but asserted that the added height of the wall would provide privacy and screening. He expressed appreciation for the work of staff on the drainage issue and was confident that they would be able to work out something acceptable to the Engineering and Streets Departments.

Mayor Hardison indicated that if drainage was not worked out to the satisfaction of City staff the project would not go forward. She did not see a need to pull separate conditions and noted that staff was aware of what needed to be done and would not approve something that did not meet those needs.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto explained that requirements for construction and dust control are taken care of by building and grading inspectors or by complaints as needed.

Councilmember Messerlian reported homeowner concerns with truck movements and asked about phasing the project. Mr. Nelson indicated that the homeowner had been contacted and superintendents in the field would be under the control of City inspectors. He added that they were used to dealing with grading projects and had no doubt that dust and noise could be mitigated. In regard to truck routing plans he stated that the City would provide guidance and they would comply.

In response to an inquiry from Councilmember Messerlian, Mr. Nelson indicated that the properties would be selling for approximately \$400,000.

In response to an inquiry from Councilmember Nowatka, Mr. Nelson stated that the two feet of fencing on the railroad side was there to provide a feeling of less noise and more privacy.

Councilmember Nowatka commented that the units were 2-story above a garage and more like a 3-story house. Mr. Nelson countered that they were 2-story with a tuck under garage and some living space on the lower floor.

In response to an inquiry from Councilmember Nowatka, Mr. Nelson stated that a noise attenuation study might give guidance as to whether there is merit to neighbors' concerns with noise.

Councilmember Nowatka indicated that he lives on Acacia Avenue where there is increased noise for those across from the wall there and he questioned what mitigation would be done if neighbors are affected.

Mayor Hardison commented that there had been neighbor concerns regarding activity on the site and Mr. Nelson stated that issues of dust and the site being a gathering of various vehicles would be taken care of.

Dan O'Brien, 1808 Calamar, expressed concerns with dust and stated that the addition of 28 more homes would increase traffic in the area.

Mike Trujiullo, 1844 Santa Fe Avenue, expressed opposition to the project citing concerns with drainage and privacy and indicated that he would like to see zoning in keeping with the residential quality of the neighborhood.

Mr. Nelson asserted that traffic would increase less with this project than with any viable commercial project and felt that homes were oriented in such a way as to not intrude on neighbor privacy.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto stated that the property did not lend itself to a traditional R-1 and she indicated that access to Sepulveda was denied as staff did not want to allow additional conflict points.

**MOTION:** At 9:08 p.m. Councilmember Messerlian moved to close the public hearing. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

**MOTION:** Councilmember Witkowsky moved to adopt a Negative Declaration. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

#### **ORDINANCE NO. 3510**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 2700 BORDER AVENUE FROM C-3 (SOLELY COMMERCIAL) TO R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL). ZON01-00002 SEPULVEDA ESTATES LLC/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved to adopt Ordinance No. 3510. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

**MOTION:** Councilmember Messerlian moved to approve publication of an Ordinance Summary. Councilmember Nowatka seconded the motion and a voice vote reflected unanimous approval absent Councilmember Scotto.

#### **RESOLUTION NO. 2002-21**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT (GPA01-00003 ) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 2700 BORDER AVENUE. GPA01-00003 SEPULVEDA ESTATES/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-21. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval absent Councilmember Scotto.

**RESOLUTION NO. 2002-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF 28 DETACHED CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 2700 BORDER AVENUE. CUP01-00037 SEPULVEDA ESTATES/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-22. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval absent Councilmember Scotto.

**RESOLUTION NO. 2002-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING TENTATIVE TRACT MAP 53463 ON PROPERTY LOCATED IN THE R-3 ZONE (ZONE CHANGE PENDING) AT 2700 BORDER AVENUE. TTM53463 SEPULVEDA ESTATES/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2002-23. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval absent Councilmember Scotto.

**MOTION:** Councilmember Messerlian moved to deny the appeal and approve the project. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

Mayor Hardison commended the developer and City staff, asserting that the FAR was reasonable. She encouraged Mr. Nelson and Mr. Delgado them to make themselves available to the neighbors for complaints instead of having them call the City.

**12b. ASSEMBLY BILL 3229 RE CITIZENS OPTIONS FOR PUBLIC SAFETY (COPS)**

Recommendation of the Chief of Police that City Council convene a public hearing concerning Assembly Bill 3229, Citizens Options for Public Safety (COPS) grant funding; receive input from staff on programs of interest to the Chief of Police and Council as well as the public on the use of the grant funds; and at the close of the hearing, appropriate \$281,796 to the recommended projects.

Covered previously in the meeting.

\*

The Torrance Redevelopment Agency met from 9:12 p.m. to 9:13 p.m.

\*

## **15. ORAL COMMUNICATIONS**

**15a.** City Clerk Herbers announced a Candidates Forum held by the Riviera Homeowners Association at 7:00 p.m. on February 27 at Richardson Middle School, 23751 Nancy Lee Lane, and another by the Northwest Torrance Homeowners Association on Thursday, February 28 at 7:00 p.m. at the North High School Library, 3520 W. 182<sup>nd</sup> Street.

**15b.** City Clerk Herbers also reminded everyone to vote on Tuesday, March 5 and noted that polls would be open from 7:00 a.m. to 8:00 p.m. The City Clerk's office will be open until 8:00 p.m. on Tuesday, March 5 to assist voters and election information will be available at the main library and the branches.

**15c.** City Clerk Herbers announced information is available for downloading from the City's website and also available in the City Clerk's office for viewing.

**15d.** Chief Bongard announced that ExxonMobil would be holding a siren test at 11:30 on March 6. He added that the 30<sup>th</sup> Annual Firefighters Spaghetti Dinner would be held on Saturday, March 9 from 4:30 p.m. to 8 p.m.

**15e.** Councilmember Nowatka announced the opening of the Torrance Theatre Ensemble's production of Our Town on March 1, 2002.

**15f.** Councilmember Nowatka reported that he had taken a tour with the new director of the Madrona Marsh and he expressed concerns with security issues noting damage that had occurred at the Marsh.

**15g.** Councilmember Nowatka commended the Police Department for their handling of the robbery of the credit union and the pursuit that followed.

**15h.** Councilmember Messerlian announced that the Torrance Symphony would perform a free concert on Saturday, March 9 at the Armstrong Theatre at 8 p.m.

**15i.** Councilmember Messerlian inquired about the status of the former Magnavox site and Planning Manager Isomoto reported that Harvest International had expressed interest in the site and were told they would have to apply for a CUP. She added that neighbors had reported activity in the building and applications for church offices and videotape production licenses were denied by the City as a CUP is required. Harvest International cited financial considerations as a reason for not moving forward. Councilmember Messerlian noted that misinformation had been circulated and he clarified that a church on that site, in that zone, requires a CUP and so far no CUP has been applied for.

**15j.** Responding to Mayor Hardison's questions about activity on the site, Planning Manager Isomoto reported that Harvest International had been in the existing offices in a portion of the building for some time as they felt video production was an allowed use in the building. Mayor Hardison indicated that enforcement action would be taken if Harvest International continued to do business there without a business license. Mayor Hardison stated that her previous vote for this site was for a project with less impact to the neighborhood as it served as a buffer and that in meetings with the owner of the building it was indicated that property was leased to Hitachi for an assembly project with low impact to the neighborhood. Mayor Hardison also stated that there was misinformation in neighborhood that the City Council knew there was another usage and that was not the truth. She stated it was unfortunate about misinformation but a sign of times that should be expected and stated she had no part of the misinformation.

**15k.** Councilmember Messerlian reported that neighbors affected by the PV storm drain were concerned and confused by information from the County. Mayor Hardison pointed out that there had been two neighborhood meetings on the project with the County and Palos Verdes Estates and Engineering Director Burtt clarified that there were three meetings but not everyone attended them. He asked for a copy of the County notices and Mayor Hardison encouraged Councilmember Messerlian to have residents with specific concerns contact Engineering Director Burtt.

**15l.** Councilmember Messerlian asked for a status report on the north end of the Del Amo Mall. City Manager Jackson indicated that there was no activity on the north mall from the center food court to the east. He noted that a Barnes & Noble bookstore had received permits on the west end of the property. He clarified that there could be no action taken without the issue coming back to the Planning Commission and the City Council and that the City had been working with the mall for four years to put together a package that makes financial and retail sense for the development.

**15m.** Councilmember Messerlian expressed concerns about coordination between departments for strategic planning of street projects. City Manager Jackson indicated that Capital Project Teams meet regularly to coordinate plans to achieve the best use of funds. He noted that there were a series of projects constrained or controlled by the Metropolitan Transit Authority and CalTrans. He also noted the limited funds due of state budget problems.

**15n.** Councilmember Walker noted the concern and misinformation in Torrance Gardens and no one could have foreseen the church's designs for a bible school.

**15o.** Councilmember Witkowsky expressed concerns with a lowering of standards at the Torrance Antique Fair and City Manager Jackson indicated that License Inspectors monitor the event. Redevelopment Agency Director Bihn stated that if conditions were not met the permit would have to be reconsidered and Councilmember Witkowsky suggested providing a number for people to call with complaints.

**15p.** Councilmember Witkowsky announced that she would be reading at Victor School for Read Across America on March 12 honoring Dr. Seuss's 98<sup>th</sup> birthday. She noted that Mayor Hardison would also be reading and she encouraged everyone to sign up to read for an hour.



**15q.** Councilmember Witkowsky enjoyed Cherish The Ladies at the James Armstrong Theatre sponsored by the Torrance Cultural Arts Center Foundation noting that Mayor Hardison and Councilmember Scotto had also attended.

**15r.** Councilmember Cribbs disputed statements about Torrance Gardens and the possibility of the church made by Councilmember Walker at the candidate forum at West Torrance Homeowners Association. She stated her recollection was different than Mr. Walker's regarding the City Council hearing. She stated there was no conversation that if the housing project was not approved about the possibility of a church moving in – she stated that it was not a part of the meeting and that no mention of any other project than the one before them was considered that evening.

**15s.** Councilmember Walker said at the forum there was a mention of the Church and that there had been conversations by the developer that a church was an alternative on the site. He stated that he did not use the word 'mega' but his point was that no one could have foreseen the possibility of a mega church from south central L. A. with a bible school coming in. He stood by his verbiage on what is taking place in the neighborhood and the effects of not moving forward on the proposed homes. He stated that no one on the City Council could have foreseen the size and that the entire Council is of one mind on the appropriateness and that there is a process to go through for approvals.

**15t.** Mayor Hardison indicated that while there were some residents who were looking to keep the Magnavox area as residential, but there were as many people she heard from after the meeting expressing opinions that wanted it to stay light industrial. She felt that Councilmember Walker's recollection was exaggerated but she indicated she would watch the tape for clarification.

**15u.** Mayor Hardison reported that she had she recently met with Jim Jones, Manager of the Del Amo Mall, who indicated that he was working on getting a desirable economic venture in. She noted that although the mall is not a City property, the City is willing to be a partner but has to be asked and the project has to go through the process.

**15v.** Mayor Hardison commented that statements at a candidate forum could be construed to mean that the City and the school district have poor communication. In order to set the record straight she stated that the City and school district have worked very well together although there is always room for improvement. She noted that the Council committee meets regularly with the school district and the City does many things to enhance programs and activities for the school district and in turn the district allows the City to use fields and gymnasiums. Mayor Hardison indicated she had followed up with the Chairman of the School Board who concurred that there is a good rapport between the two and he is committed to continuing it.

**15w.** Mayor Hardison stated that the Jared Sydney Torrance Award is given at the direction of the Mayor to recognize individuals for a lifetime commitment to the City of Torrance. She named for recognition former mayor Katy Geissert for her body of work in the City, former Torrance Unified School District trustee Dr. Owen Griffith for his work in cultural activities and Mikko Haggott-Henson for her efforts in founding the Torrance Sister City Association as well as her efforts to bring Japanese cultural activities to Torrance.

**15x.** Councilmember Messerlian thanked the police officers for keeping a watchful eye on the Council and Police Chief Herren introduced Tim Stark and Detective Jim Lynch. Councilmember Messerlian also thanked Ian Tanza for taking care of everything on Tuesdays.

**16. EXECUTIVE SESSION**

Considered earlier.

**17. ADJOURNMENT**

At 10:03 p.m., the meeting was adjourned to Tuesday, March 12, 2002 at 5:30 p.m., for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers. Tuesday, March 5, 2002 will be a Council dark night.

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers  
City Clerk of the City of Torrance

Approved on April 9, 2002