

July 25, 2000

**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 5:32 p.m. on Tuesday, July 25, 2000, in the Council Chambers at Torrance City Hall.

**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.

\*Councilmember Walker arrived at City Hall at 6:00 p.m.

**16. EXECUTIVE SESSION**

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

The City Council reconvened at 7:09 p.m.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by former Councilmember Maureen O'Donnell.

The invocation was given by Torrance Police Chaplain Siegfried Neuendorff.

**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 voice vote reflected unanimous approval.

**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 voice vote reflected unanimous approval.

Mayor Hardison read the following into the record in memory of former Mayor Katy Geissert:

“It is with such sadness that I announce the passing of former Torrance Mayor Katy Geissert on July 21<sup>st</sup> after a courageous fight against lung cancer. I would now ask that we honor her with a minute of silence.

In her 20 years as an elected official, Katy had the distinction of being the first woman elected to the Torrance City Council in 1974; as well as being the first woman to become Mayor of Torrance in 1986.

Nearly all of the things that make Torrance the outstanding city it is today, Katy had a leading role in making happen – whether it was parks, libraries, the Cultural Arts Center, The Madrona Marsh, the Farmer’s Market, Fourth of July celebration, community gardens – the list goes on and on. The downtown revitalization effort began because of Katy’s leadership and direct involvement.

She truly was a servant of our community – no task was too small or too large. She gave the same time and effort to meet a citizen’s need as she did for a CEO of a large corporate company. Katy was determined, very analytical and she had a great memory of what had happened previously – it was a combination that was unbeatable when she set out to make something happen.

Katy’s community involvement began in the 1960s and continued until she left us. The last few weeks of her life were spent giving some of us tasks to do to bring to closure and to make sure her community responsibilities were handed off to an appropriate successor.

Katy was one of a kind and many of us here tonight were also proud to be included as her friend.

Memorial services for her will be held on August 5<sup>th</sup> at 3 p.m. at the Riviera United Methodist Church at 375 Palos Verdes Blvd., Torrance. Donations in her memory may be made to the Torrance Library Foundation or the Torrance Cultural Arts Center Foundation.

I would ask that we adjourn these proceedings this evening in Mayor Katy’s memory and request, Mr. Jackson, that our flags be lowered beginning on August 3<sup>rd</sup> through the 5<sup>th</sup>.”

Councilmember Cribbs commented that the passing of Katy Geissert left a big hole in Torrance and that it was time to step up and tackle challenges.

Councilmember Nowatka remarked that he had known Katy Geissert since the 1960s and was honored by her support in his effort to get a seat on the City Council. He declared his dedication to his task to honor her memory.

Councilmember Witkowsky observed that Katy Geissert was an ageless woman because she had a young heart and no one in the City had greater recognition. She acknowledged that Katy led the way for women to run for office and become councilmembers.

Councilmember Walker congratulated Katy on the life she lived and the work she had done and stated that she had had a major impact on the community. He noted that he had met her 30 years ago and appreciated her thoughtfulness and hard work ethic.

Councilmember Messerlian commented that there were few leaders in the community recognized solely by their first name which was a testimony to her popularity and the love and respect she commanded wherever she went. She left an indelible mark by her words and deeds and touched everything in the community in the last 25 years.

Councilmember Scotto noted that Katy was always the first person to volunteer for jobs that people did not want to do and that she would be sorely missed.

City Manager Jackson observed that Katy Geissert was so much a part of the City, past and present. Whether she was working to put doggie drinking fountains at the park, or being a determined advocate for the library system, neighborhood parks or cultural arts, she was a tireless worker who hated to see the meeting end, but has called it a day and has left everyone with assignments to do.

**4. WITHDRAWN OR DEFERRED ITEMS**

Mayor Hardison noted that the adoption of the annual appropriations limit for fiscal year 2000-2001 was rescheduled to Tuesday, August 15, 2000 and that a new notice would be published in the Daily Breeze on August 5, 2000.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Cribbs announced a Citizen Development and Enrichment Committee meeting on Wednesday, July 26 at 5:30 p.m. in the City Hall Third Floor Assembly Room to discuss the Madrona Marsh Nature Center.

**6. COMMUNITY MATTERS**

**6a. COMMUNITY UPDATE ON UNITED STATES V. CITY OF TORRANCE LAWSUIT**

Attorney Wayne Flick with Latham and Watkins, who represented the City of Torrance in the seven year lawsuit of the Civil Rights Division of the U.S. Department of Justice against the City of Torrance and its Police and Fire departments, announced that a check in the amount of \$1,858,990 had been received as a result of the Federal District judge finding that the allegations were frivolous, unreasonable and without any foundation and ordering repayment of attorney fees. He presented the check to the Council adding that they had been underpaid and an additional \$20,000 would be forthcoming.

Mr. Flick acknowledged all the individuals who had worked to maintain the City's position that lawful hiring practices were used and noted that though he knew that the City was right, he was not always sure that right would prevail. He commented that sometimes it was difficult to keep pouring money into the case and commended past Councils for never wavering in the fight to prove they were right.

City Manager Jackson thanked Mr. Flick and his firm and stated that past and present Police and Fire Department chiefs thanked them all for their hard work. He noted that accurate records, documentation and follow through were key items to the process and commented that while they celebrate winning, it was devastating to think of how much money the City and the federal government spent on a frivolous lawsuit.

Battalion Chief Thompson thanked them on behalf of the men and women of the Fire Department and remarked that it was a privilege to work for the City.

**6b. CARSON/LOMITA/TORRANCE POLICY BOARD RECOMMENDATION RE PRIVATE INDUSTRY COUNCIL**

Recommendation of the Carson/Lomita/Torrance Policy Board that City Council appoint and officially swear in Sergio Minassi and Ron Cawdrey to the Carson/Lomita/Torrance Private Industry Council.

Councilmember Cribbs expressed her delight that Sergio Minassi was able to join the PIC and thanked him for volunteering to do a lot of work for no pay.

City Manager Jackson interjected that he had forgotten to mention City Attorney Fellows when he was thanking people involved in the lawsuit.

**MOTION:** Councilmember Cribbs moved to appoint Sergio Minassi and Ron Cawdrey to the Carson/Lomita/Torrance Private Industry Council. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

City Clerk Herbers administered the oath to Sergio Minassi representing Torrance Business. Ron Cawdrey was not present.

Mr. Minassi expressed his pleasure with being a member and thanked Councilmember Cribbs for her support.

**6c. "NATIONAL NIGHT OUT AGAINST CRIME" UPDATE**

Police Community Services Officer Kristin Kreisling announced that National Night Out Against Crime would be Tuesday, August 1 from 7:00 to 10:00 p.m. and neighborhoods were encouraged to show public activity. She provided a brief summary of the program's history and noted that the night was designed to increase interaction and communication between neighbors, build relationships of trust, encourage involvement, and allow people to recognize successes through cooperative efforts. She indicated that further information was available at 310/618-6392 and stated that patrol cars would be advised of all known block parties and would attempt to be present sometime during the evening.

**7. CONSENT CALENDAR**

Councilmember Scotto requested that item 7l be considered separately and Councilmember Messerlian asked that 7g also be considered separately.

**7a. APPROVAL OF MINUTES – JUNE 13, 2000 and JUNE 20, 2000**

**7b. MONTHLY INVESTMENT REPORT FOR JUNE 2000**

**Recommendation**

Recommendation of the City Treasurer that City Council accept and file the Monthly Investment Report for June 2000.

**7c. AGREEMENT WITH DCSE, INC.**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Approve a Professional Services Agreement with DCSE, Inc. in the amount of \$57,275 to update the Geographical Information System (GIS) Layer for the potable water systems; and
- 2) Authorize the Mayor and City Clerk to execute and attest to the Agreement

**7d. AMENDEMENT TO AGREEMENT WITH CASE LAND SURVEYING, INC. (C99—120)**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Approve an extension of the Consulting Services Agreement with Case Land Surveying, Inc. (C99-120) to December 31, 2000;
- 2) Approve an amendment to the Agreement in the amount of \$15,300 for additional survey services for the 1998-99 Curb, Gutter and Sidewalk Replacement Program; and
- 3) Authorize the Mayor and the City Clerk to execute and attest to said extension and amendment.

**7e. CONSULTING SERVICES AGREEMENT WITH STANTEC CONSULTING, INC.**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Approve a Consulting Services Agreement with Stantec Consulting, Inc. in the amount of \$96,000 for the updating of the Pavement Management System; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said Agreement.

**7f. CONTRACT RE MASON BROTHERS PAINTING**

**Recommendation**

Recommendation of the General Services Director that City Council authorize the award of a contract to Mason Brothers Painting of Torrance, CA, to provide miscellaneous painting services on an "as requested basis" for a period of three (3) months (8/1/2000 through 10/31/2000).

**7g. CONTRACT RE REDI-WASH**

Considered separately.

**7h. PURCHASE ORDER RE VULCAN MATERIALS CO. CAL MAT DIVISION**

**Recommendation**

Recommendation of the Street Services Director that City Council authorize a purchase order be issued in an amount not to exceed \$100,000, including tax, to Vulcan Materials Co. Cal Mat Division of Irwindale, CA, to furnish the City's requirement of crushed aggregate base for the City's various street maintenance and repair projects on an as needed basis for a one (1) year period.

**7i. CONTRACTS AND PURCHASE ORDER RE CITYWIDE RESIDENTIAL CURBSIDE RECYCLING PROGRAM**

**Recommendation**

Recommendation of the Street Services Director that City Council approve the contracts and a purchase order which will provide for containers, equipment, and vehicle retrofits necessary to implement the Citywide Residential Curbside Recycling Program.

- 1) Contract with Toter Incorporated for \$1,278,703 to purchase 31,500 automated containers;
- 2) Purchase Order with Smart Truck Systems for \$80,813 to purchase five (5) front loader automated buckets; and
- 3) Contract with Heil Industries for \$148,268 to retrofit two (2) vehicles for automated collection.

**7j. PURCHASE ORDER RE PERVO PAINT COMPANY**

**Recommendation**

Recommendation of the Street Services Director that City Council authorize a purchase order be issued to Pervo Paint Company of Los Angeles, California, in an amount not to exceed \$50,000, for the sole source purchase of Pervo brand traffic paint on an "as needed basis."

**7k. AMENDMENTS TO UNIVERSAL CONSTRUCTION CONTRACT (C1999-43) AND JOHN BATES ASSOCIATES, INC CONTRACT (C1997-101)**

**Recommendation**

Recommendation of the Parks and Recreation Director and the General Services Director that City Council:

- 1) Approve an amendment to the Universal Construction contract (C1999-43) in the amount of \$86,309.62 for additional costs incurred during the construction of the Wilson Park Sports Center;
- 2) Approve an amendment to the John Bates Associates, Inc. contract (C1997-101) in the amount of \$49,441.66 for additional costs incurred during the construction of the Wilson Park Sports Center; and
- 3) Authorize the appropriation of \$135,751.28 from the Parks and Recreation Facilities Fund, to pay for additional costs.

**7l. JUDGEMENT AWARD RE UNITED STATES V. CITY OF TORRANCE**

Considered separately.

**7m. AMENDMENT RE LORICK ASSOCIATES CONSULTING, INC. (C 99-097)**

**Recommendation**

Recommendation of the Engineering Director that City Council approve an amendment to Contract 99-097 with Lorick Associates Consulting, Inc. that extends the term of the contract to December 31, 2000, for Pavement Trench Restoration Study

**MOTION:** Councilmember Walker moved for the approval of the Consent Calendar items a through f; items h through k; and item m as written. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

Item 7l was considered separately at this time.

**7l. JUDGEMENT AWARD RE UNITED STATES V. CITY OF TORRANCE**

**Recommendation**

Recommendation of the City Manager and the Finance Director that City Council allocate the judgment award and accrued interest reimbursing the City for attorneys' fees incurred from the United States vs. City of Torrance, et al. CV 93-4142 MRP (C.D. Cal) to the Self-Insurance Contingency Reserve.

**MOTION:** Councilmember Scotto moved to allocate \$1,000,000,000 to the Self-Insurance Contingency Reserve with the remaining \$858,990.90 to be returned for Council consideration to determine allocation. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

At the request of Mayor Hardison, City Manager Jackson stated that the information would be brought back to the City Council by October noting that a list from the capital budget still existed.

Item 7g was considered out of order at this time.

**7g. CONTRACT RE REDI-WASH**

**Recommendation**

Recommendation of the General Services Director that City Council authorize a contract to Redi-Wash of Rolling Hills Estates for fiscal year 2000-01 to remove graffiti in the City of Torrance at a cost not to exceed \$210,000.

In response to an inquiry from Councilmember Messerlian, General Services Director Tilden explained that the workload was increased when activity was high and he noted that the contract amount had decreased from last year due to cooperation with the Police Department in catching and prosecuting offenders.

City Attorney Fellows indicated that the City sets the overall amount that can be expended in the contract and Exhibit B was determined by the City as to how many crews are needed in a given day and charged against the total contract not to exceed amount.

In response to an inquiry from Councilmember Witkowsky, General Services Director Tilden explained that information from each incident was catalogued and offenders were billed a fixed amount per incident.

Police Chief Herren noted that, depending on the case and when prosecuted, in addition to doing community service, the cost was usually imposed by the court and was a binding part of the sentence. He added that they had a good success rate with receiving restitution.

City Attorney Fellows reported that Deputy City Attorney Hansen had stated that the typical community service sentence imposed was 45 days on CalTrans in addition to trying to recover the cost of repainting.

**MOTION:** Councilmember Messerlian moved to concur with the recommendation of the General Services Director. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

**9. PLANNING AND ECONOMIC DEVELOPMENT**

**9a. RESOLUTION NO. 2000-92 RE VACATION OF ALLEY EAST OF ANZA AVE. FROM TORRANCE BLVD. SOUTH SERVICE ROAD**

Recommendation of the Engineering Director that City Council approve and adopt a resolution declaring the intention to vacate the alley east of Anza Ave. from the Torrance Blvd. south service road to Scott Street and setting September 12, 2000 as the date for the hearing thereon



**RESOLUTION NO. 2000-92**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE THE ALLEY EAST OF ANZA AVENUE FROM THE TORRANCE BOULEVARD SOUTH SERVICE ROAD TO SCOTT STREET IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2000-92. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

**9b. RESOLUTION NO. 2000-93 RE STREET EASEMENT EAST SIDE OF CRENSHAW NORTH OF SEPULVEDA**

Recommendation of the Engineering Director that City Council approve and adopt a resolution declaring the intention to vacate a portion of the street easement on the east side of Crenshaw Boulevard north of Sepulveda Boulevard setting September 12, 2000 as the date for the hearing thereon.

Councilmember Messerlian abstained as his wife has a business within the area.

In response to an inquiry from Councilmember Scotto, Engineering Director Burt explained that the property was left over from the widening project at the intersection of Crenshaw and Sepulveda.

**RESOLUTION NO. 2000-93**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF THE STREET EASEMENT ON THE EAST SIDE OF CRENSHAW BOULEVARD NORTH OF SEPULVEDA BOULEVARD IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.**

**MOTION:** Councilmember Nowatka moved for the adoption of Resolution No. 2000-93. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote with Councilmember Messerlian abstaining.

## 12. HEARINGS

### 12a. MARICOPA DEVELOPMENT LLC/RICHARD GOULD

Recommendation of the Planning Director that City Council take the following action on the property located at 2829 Maricopa Avenue:

- 1) Adopt a Mitigated Negative Declaration;
- 2) Deny a Zone Change from M-2 (Heavy Manufacturing) and P-1 (Planting and Parking) to PD (Planned Development);
- 3) Adopt a resolution denying a General Plan Amendment from Light Industrial to Low Density Residential; and
- 4) Adopt resolutions denying a Planned Development Permit, a Conditional Use Permit and a Tentative Tract Map for the proposed development of 73 detached residential condominium units EAS99-00019, ZON99-00009, GPA99-00006, PD99-00003, CUP99-00037, TTM5309:  
MARICOPA DEVELOPMENT LLC/RICHARD GOULD.

Mayor Hardison opened the public hearing at 7:56 p.m.

Per the advice of City Attorney Fellows in supplemental #2, the City Council acknowledged by consensus that they would be disregarding the letter from Planning Commissioner Tanner on pages 37-38 of the agenda item.

Planning Manager Isomoto provided a summary of the item noting that a mitigated negative was recommended and must be acted upon prior to any decisions on the project. She reported that the Planning Director recommended a denial of the project based on concerns regarding the loss of viable manufacturing property, land use conflict, loss of the current buffer and the precedent setting prospect.

In response to an inquiry from Mayor Hardison about the balance of land use in the City, Planning Manger Isomoto clarified that there was 22,120,000 square feet of industrial area in the City of Torrance. 29% of the City was industrial, 50% residential, 11% commercial and 10% open space. She added that there had been some transition from commercial and industrial to residential over the years, but that under 12.3% of the acres went from commercial to residential and 20.6% from industrial to residential since the General Plan was established in 1992.

In response to an inquiry from Mayor Hardison, Planning Manager Isomoto noted that the design of the homes in the proposed development was smaller than an R-1 lot, but larger than patio homes which typically have smaller, narrower lots with 3-story single family homes and a semi tuck-under garage. She added that the property had been vacant for five years, but she was not sure whether it had been for lease or for sale.

In response to an inquiry from Councilmember Walker as to whether staff had looked at the railroad track north of the property as a natural buffer between the property and the balance of the industrial, Planning Manager Isomoto reported that the railroad did not consider that an idle line and that there were rail cars parked there occasionally.

Councilmember Walker asserted that the proposed development was ideal for the site and the pre-existing homes had been impacted negatively by the previous industrial uses on the site over the years, citing parking problems and the long, disastrous parking permit process.

In response to an inquiry from Commissioner Walker, Planning Manager Isomoto noted that the actual property was more valuable residential than industrial, but the industrial provided a better buffer and typically they did not look at the residents' property values when making their recommendation. She added that they were concerned that any new residential going in would be affected by industrial uses in the future.

Councilmember Messerlian expressed concern that if they allowed a residential development surrounded by industrial, eventually the rest of the block would become all residential. Planning Director Gibson reported that they had not done a specific analysis on what potential impacts might be generated if all of Maricopa were to go residential because they only do environmental analyses, but noted that, if directed, they would investigate it further.

Councilmember Messerlian acknowledged that the beneficial impacts of the project had been made clear but questioned the larger context and potential impact of a complete residential changeover to the neighborhood to the south. He noted that the industrial to the east was built right to the property line and questioned what protection the project had from the industrial that surrounded it.

Planning Manager Isomoto commented that that issue was part of their decision to recommend against the project. She acknowledged that the applicant had designed a setback, a block wall and landscaping, but noted that nothing was as effective as what was currently in place. She pointed out that the property to the south has a street as a buffer and that the railroad tracks might continue to operate and industrial use might continue as it is a viable area.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto explained that the recommendation of denial was based on the potential for conflict between residential and industrial, as well as concerns that if the area went residential, the integrity of the whole area could be damaged.

Councilmember Witkowsky spoke in support of the project noting that as a homeowner she welcomed this type of development to increase the value of homes in the neighborhood. She observed that most of the larger developments with upscale homes were in the south or west parts of Torrance and there was a need for homes in the community, adding that there were only two areas in the project bordering the commercial zone.

In response to an inquiry from Councilmember Witkowsky, Planning Manager Isomoto stated that, should the Council choose to recommend the project, it would be recommended that the deed restriction that runs with the land would be included in the CCR so that anyone purchasing the homes in the future would have full disclosure of the nature of the property and she noted that was also a condition of the mitigated negative declaration.

In response to an inquiry from Councilmember Cribbs regarding the enforceability of CCRs, Planning Manager Isomoto clarified that enforcement was a civil matter left up to homeowners associations.

In response to an inquiry from Councilmember Scotto, Planning Manager Isomoto clarified that the distance between the closest home and the current building was between 130 and 150 feet but if the project were to be developed that would be reduced to a distance of 35 feet and she indicated that she had no information available as to whether there were any complaints on record.

Mayor Hardison explained the procedures for public speaking.

Jerry Marcil, 43D Malaga Cove Plaza, Palos Verdes Estates, the developer, expressed his belief that the project was compatible with the area and cited a noise study which recorded noise 24 hours a day at all parts of the site and demonstrated that all noise was well within residential standards for the City of Torrance. He stated that the surrounding properties did not impact the project in any significant way and drew attention to a letter in the package from Dave Karney, a neighbor who stated that there had not been a complaint in the 20 years he has lived there.

Mr. Marcil stated that reports have shown that the development would have a positive effect on air, noise and aesthetics and a reduction of 447 trips a day during peak hours. He observed that industries were getting cleaner and that the project included a substantial buffer with the 20-foot setback, the block wall and the landscaping with the total distance from home to the curb ranging from 30 to 50 feet.

Mr. Marcil pointed out that the City would be relieved of street maintenance in the whole area and pointed out that the project was buffered on three sides by streets and on the other side by a dead end rail easement. He observed that during the eleven months he had been in escrow on the property, the rail cars had moved only once and he believed they were used only to maintain the easement. He asserted that the tracks were a dead end spur which was unused with no access to the spur from the property on the other side.

Mr. Marcil noted that they wanted to discourage street parking and had provided 149 garage spaces, 149 driveway spaces, and 104 guest spaces which includes some off street RV parking.

Mr. Marcil commented that the current site had been vacant for a long time and cost the City lots of money each year. He reported that the property had been assessed at \$6 million but a fiscal impact report showed that the new project would be assessed at \$43 million. He asserted that high-end homes were needed to attract high-end businesses and that buyers would be selling their cheaper homes, therefore making them available.

Mr. Marcil observed that all neighbors support the project except for the land owner next door whose property is 80 feet away and there are recorded restrictions on the use of that property. Residential neighbors support the project because of the positive impact on traffic, noise, aesthetics and comparable sales value.

He cited a report in the package by Seeley and Company which asserted that Torrance had an abundance of vacant industrial land and more industrial building space being added while there was a shortage of residential land.

Mr. Marcil commented that the development and the church made up 2/3 of the street frontage and would provide a nice visual buffer as currently Maricopa is one of the few streets with factories on one side and houses on the other.

Mr. Marcil indicated his acceptance of all special conditions and the 32 conditions of approval in the staff report and remarked that the project accomplished four major goals of the Torrance Strategic Plan. He expressed his belief that the project would have a positive impact on quality of life in the community as well as on retail and property taxes.

In response to an inquiry from Mayor Hardison, Mr. Marcil noted that his statement about high-end housing for high tech was based on information from the Chamber of Commerce that it was hard to attract those type of companies which go to the North Valley because they can easily add on 500,000 houses.

Mayor Hardison commented that she had spoken with many companies who indicated that the problem was housing for the workforce, not the higher-end and that she would have to speak with Mr. Cummins from the Chamber of Commerce.

In response to Mr. Marcil's assertion regarding the abundance of industrial space, Mayor Hardison noted that Pro Logis was a very large industrial project for the City and she did not see how the Seeley report could refer to them as vacant buildings. She pointed out that if that figure was subtracted from the entire amount of industrial land in the City, the total became 838,392 square feet of vacant property.

Mayor Hardison pointed out duplication and double counting on the information provided by the consultant which had inflated the figures for vacant square footage. When the duplicates and property that was not actually in the City of Torrance were subtracted, the figure came to 625,000 square feet which was well within the average.

Mayor Hardison pointed out that the building on the site was the largest vacant industrial site in the City at 300,000 square feet and had been vacant for a long time. She commented that the owner had never come forward to indicate that the building needed to come down and the proposals that she had seen were from people who wanted it for commercial usage which she could not approve.

In response to an inquiry from Mayor Hardison on his comment about lack of housing, Mr. Marcil indicated that his information had come from the Chairman of the Planning Commission. Mayor Hardison indicated that the Chairman was in error and Mr. Marcil stated that he was also relying on the statement she made at the State of the City where she indicated that there were 97,000 jobs in the City and approximately 52-53,000 housing units which came out to twice as many jobs as units.

Mayor Hardison remarked that the State arbitrarily set numbers and they were expected to build houses in various categories of income level, but the housing has all been on the high-end, even the condominiums. She commented that if they truly wanted

to meet housing needs they would have to provide housing for under \$200,000, but land is not available for that price in Torrance.

Mayor Hardison indicated that with units approved and currently being built, the City would not be far off the mark in the amount of units that the State indicated they should try to build. She noted that no one else put any requirements on them and commented that if houses were built, people would buy them, but that the proposed development would not be meeting regional needs.

Mayor Hardison expressed irritation with statements about industrial and housing shortages, pointing out that keeping a balance between housing and jobs was something that was not easy to handle. She commented that Riverside and San Bernardino would like very much to have the industry that Torrance has as those areas do not have the industry to support the region. She stated that Torrance wanted to protect their industrial base and was concerned with protecting jobs which was what made Torrance a balanced community.

Councilmember Walker responded that the residents of Torrance see expensive developments as property that drives up the value of an entire City and they don't need a governmental agency dictating what should be built. He noted that people south of Maricopa would not be pleased if someone was recommending that they build \$150,000 homes across the street.

In response to an inquiry from Councilmember Walker, Mr. Marcil stated that developers were aware that there was a demand for higher-end housing and that Maple Walk had sold out immediately. Mr. Marcil indicated that there were many homes available in the mid range, but that there was a shortage of homes in the upper and lower ranges.

Councilmember Walker asserted that the project would have a meaningful, positive impact on the people who live to the south in older homes, not only adding to the value of their homes, but also solving past problems with their industrial neighbors.

Mr. Marcil pointed out that the property next door had minimum wage employees, most of whom were bused in from Central Los Angeles partially due to parking problems. He clarified that the point he was trying to make was that there was a difference between the availability of industrial and residential land; there is no vacant residential land.

Councilmember Messerlian stated that the job of the Council was to protect the quality and integrity of residential neighborhoods and that when the serious parking problems created by Creative Computers happened, home owners were concerned with getting the problem solved and keeping the neighborhood from deteriorating; they did not ask for a use that would enhance property values. He acknowledged that the proposed use might have economic benefits, but stated that the primary concern has been and would continue to be the integrity of the neighborhood to the south.

Councilmember Cribbs received clarification that the price range of units would be \$550,000 – \$650,000 like the Maple Walk project and Mr. Marcil agreed to move the top unit.

In response to an inquiry from Councilmember Cribbs, Mr. Marcil stated that with the distances provided by the setback, mitigation was not required and would not be necessary, but in all projects, they replace the standard windows with double glazed to enhance the quality. He added that only the sides of four homes out of 73 in the project were facing that side of the property.

In response to concerns by Councilmember Cribbs about noxious fumes, Mr. Marcil stated that the property was 80 feet from the R-1 zone and would have to be compatible. Mayor Hardison noted that information was in the current CCRs for those properties.

Mr. Marcil noted that the Plaza Del Amo property was 15 feet away from an M-2 zone and had never received a complaint and, according to the industrial owner next door, the car noise was greater than the industrial noise.

In response to an inquiry from Councilmember Scotto, Mr. Marcil indicated that he would defer to staff as to whether home 35 should be moved to the rear and noted that the traffic report had been prepared by RBF. Mr. Scotto stated that he disagreed with the residential numbers in the traffic report, not the industrial numbers.

Mayor Hardison called a recess from 9:20 p.m. – 9:32 p.m.

Mel Nygren, 814 Kornblum Avenue, stated that he would be in favor of the project if the ingress were on Hawaii rather than on Maricopa opposite Kornblum

Michael Wolff, 1005 Teri Avenue, stated that he would prefer a tract of residential over an industrial use and noted that he would like to keep traffic down as he has two children.

In response to an inquiry from Councilmember Messerlian, Mr. Wolff noted that prior to the closure of Magnavox there was increased traffic during the morning and evening hours.

Parvati Proffitt, 1008 Teri Avenue, expressed her support of the project stating that it would be an economic advantage to her as a homeowner and that she did not feel there was enough high-end housing in Torrance.

Craig Reynolds, 2780 Skypark Drive, Suite 460, spoke in opposition of the project on behalf of Tufli Company which owns the property at 2740 California Street.

Jan Chatten-Brown, 10951 Pico Boulevard, Los Angeles, an attorney specializing in land use, spoke in opposition to the project on behalf of Canrey Management which owns almost one million of the industrial acres in Torrance. She stated that, based upon wide experience, they were convinced that the project would be an incompatible use and would ultimately wind up as a headache for the City. She noted that the amendment would be contrary to the General Plan to support industry, adding that the City was fortunate to have the quality jobs those kinds of industry promoted. She noted that if the project were developed, there would be pressure to convert the other industrial properties to residential.

Ms. Chatten-Brown asserted that contrary to Mr. Marcil's statements, there were few industrial vacancies in the City and that industrial vacancies were down and they were running out of space. She noted that there had not been any active effort to market the highly attractive property, there was no other building of that size available in Torrance and a high tech reuse was likely.

Todd Towgner, 19750 S. Vermont Avenue, #100, a broker specializing in industrial real estate provided a brief history on the use of the property and clarified that the building was 154,000 square feet, not 300,000 square feet as previously stated and that would impact the traffic figures.

He added that the property owner had been receiving rent until very recently and asserted that now that the property was vacant, it would receive tremendous activity as it was very desirable. He noted that in addition to the duplications pointed out by Mayor Hardison in the Seeley report, there were a number of properties listed that had already been leased or sold and therefore no longer vacant.

Mr. Towgner indicated that though Mr. Marcil stated that there had not been any complaints from the Plaza Del Amo development, the two projects were quite different as was the area they were located in.

In response to an inquiry from Councilmember Nowatka as to how long the property had not been creating income, Mr. Towgner stated that he did not know exactly but that it was a matter of months.

Terry Allred, 1103 Fonthill Avenue, spoke in support of the project pointing out that it was clear that the majority of the citizens supported the zone change and construction of residences at the location. He noted that though he supported the balance of use in the City, the loss of this area would not significantly impact the City, but instead was an opportunity to improve the quality of life.

Ray Millman, 22750 Hawthorne Boulevard, #101, stated that, as a realtor with ReMax, he was well acquainted with the Torrance Gardens area and strongly supported the development. He asserted that there was such a demand for larger homes that people were remodeling their starter homes and making it hard for first time buyers. He asserted that this project would slow down the rate of tear-downs, enable people to upgrade and open up the market for first time buyers.

Dan Petty, 1104 Eriel Avenue, expressed support for the project and urged the Council to take the residents who live in the area into consideration, asserting that the development would improve the property values and quality of life for the residents.

Mr. Marcil clarified that they were located 1/2 mile from Mobil, not 1/3 mile and that if he could get the railway easement, he would dedicate it to open space. He added that the Klavin Company was in conflict with the owner of the property and their representatives had misspoken when they stated that the property had not been actively marketed. In closing, he reiterated that the property was currently assessed at \$6 million and would be worth much more residential.



**MOTION:** At 10:12 p.m. Councilmember Walker moved to close the public hearing. Councilmember Messerlian seconded the motion and a roll call vote reflected unanimous approval.

Councilmember Walker observed that in most situations neighbors complain, but in this situation the neighborhood wanted the development because they saw it as positive for the community. He agreed, and asserted that it would free up other housing, noting that it did not make sense that the building would be vacant for five years and not be marketed. He added that anyone looking for a building like that would be aware that it was available and would be able to figure out how to get it if it were desirable, but that it was a "White Elephant" and the community did not want to take a chance on getting an unacceptable industrial usage.

Councilmember Walker expressed his belief that the development would not have any impact on the industrial community though it would be a major advantage to the people living in Torrance Gardens and declared his intention to support it.

Councilmember Scotto asserted that changing the entrance to Hawaii would make the project more desirable and Planning Manager Isomoto noted that the Planning Department staff had decided early on to deny the project and had not bothered to change the ingress.

Mayor Hardison indicated that she would not support the project and felt that the residents had been put in an awkward position. She noted that any residents next to industry would want it to go away, but if they did that, there would be no industry left in the City.

Mayor Hardison noted that she disagreed with Councilmember Walker and stated that the development would start the process of conversion down Maricopa and the viability of the industrial tract would be compromised. She cited persistent problems with residents of the Victor Precinct in homes that were built after the industry and asserted that with the change would come complaints. She noted that they had finally addressed the parking complaints from residents of Torrance Gardens and added that there was never serious consideration from the Council to have commercial there.

In response to an inquiry from Mayor Hardison, Assistant City Manager Sunshine explained that the City does not do active marketing, but responds to queries and if the needs meet the property specifications, they try to put the parties in touch.

Mayor Hardison indicated that there would be a review process so that an appropriate industrial user could be found for the facility, noting that for the past 11 months it had been tied up with a potential residential user. She complimented Mr. Marcil on his desirable homes and acknowledged that she understood the concern of the residents, but stated that she could not, in all good conscience, vote to approve the project.

Councilmember Cribbs found the project to be very interesting, but also felt strongly that housing was not appropriate for the area. She commented that she lives within 150 feet of manufacturing, does not have air conditioning and likes to open up the doors and windows. She asserted that once the development was built, the residents would be complaining.

Councilmember Cribbs expressed her intent to oppose the project as it was her belief that there would be an erosion all the way down to Crenshaw.

Councilmember Witkowsky remarked that she has lived at Prairie and 190<sup>th</sup>, across the street from Mobil, for 32 years and was aware of the situation when she moved in. She noted that over the years Mobil had worked to clean things up and though she does hear machinery, it is an inconvenience, but not enough of one to move. She expressed her intent to support the project as it is compatible with the homes across the street and she did not foresee a problem with a beautiful project which would be helpful to the neighborhood.

Councilmember Walker remarked that while he respected Mayor Hardison's point of view, he did not agree. He stated that the Victor Precinct was a completely different situation involving a tremendous amount of vacant land and the area currently being discussed is built out.

Councilmember Walker indicated that regarding noise standards, the typical problems that affect New Horizons, or other communities built 20-30 years ago didn't apply. He commented that he and his wife had bought a house 10 years ago in a development that had more noise issues than any other; directly underneath the flight path of Torrance Airport.

Councilmember Walker agreed with Councilmember Scotto that the project would benefit from the entrance being moved, and noted that if that was conditioned, Mr. Marcil would most likely agree. He felt the project was an opportunity to benefit the people in the area.

**MOTION:** Councilmember Walker moved to concur with the staff recommendation to adopt a mitigated negative declaration. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

**MOTION:** Councilmember Walker moved to deny the staff recommendation and approve the project with all conditions and relocate ingress to mid-block between units 5-6. Councilmember Witkowsky seconded the motion and a roll call vote was taken. Yes: Councilmembers Scotto, Walker and Witkowsky. No: Councilmembers Cribbs, Messerlian, Nowatka and Mayor Hardison. **Motion failed to carry.**

**RESOLUTION NO. 2000-94**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A CHANGE IN THE GENERAL PLAN DESIGNATION FROM LIGHT INDUSTRIAL TO LOW DENSITY RESIDENTIAL ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE REQUESTED) AT 2829 MARICOPA AVENUE GPA-99-0006: MARICOPA DEVELOPMENT LLC/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2000-94 and the motion was seconded by Councilmember Cribbs. The motion passed on the following roll call vote: Yes: Councilmembers Cribbs, Messerlian, Nowatka and Mayor Hardison. No: Councilmembers Scotto, Walker and Witkowsky.

**RESOLUTION NO. 2000-95**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A PLANNED DEVELOPMENT PERMIT AS PROVIDED IN DIVISION 9, CHAPTER 1, ARTICLE 42 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ESTABLISHMENT OF A DEVELOPMENT PLAN FOR A SEVENTY-THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE REQUESTED) AT 2829 MARICOPA AVENUE PD-99-00003: MARICOPA DEVELOPMENT LLC/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2000-95 and the motion was seconded by Councilmember Cribbs. The motion passed on the following roll call vote: Yes: Councilmembers Cribbs, Messerlian, Nowatka and Mayor Hardison. No: Councilmembers Scotto, Walker and Witkowsky.

**RESOLUTION NO. 2000-96**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A CONDITIONAL USE PERMIT AS PROVIDED IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE DEVELOPMENT OF A SEVENTY-THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE REQUESTED) AT 2829 MARICOPA AVENUE CUP-99-00037: MARICOPA DEVELOPMENT LLC/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2000-96 and the motion was seconded by Councilmember Cribbs. The motion passed on the following roll call vote: Yes: Councilmembers Cribbs, Messerlian, Nowatka and Mayor Hardison. No: Councilmembers Scotto, Walker and Witkowsky.

**RESOLUTION NO. 2000-97**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A TENTATIVE TRACT MAP ON PROPERTY LOCATED IN THE PD ZONE (ZONE CHANGE REQUESTED) AT 2829 MARICOPA AVENUE TTM53091: MARICOPA DEVELOPMENT LLC/RICHARD GOULD**

**MOTION:** Councilmember Messerlian moved for the adoption of Resolution No. 2000-97 and the motion was seconded by Councilmember Cribbs. The motion passed on the following roll call vote: Yes: Councilmembers Cribbs, Messerlian, Nowatka and Mayor Hardison. No: Councilmembers Scotto, Walker and Witkowsky.

**12b. ORDINANCE 3485 RE PUMPKIN AND CHRISTMAS TREE LOTS**

Recommendation of the Planning Director that City Council take the following actions:

- 1) Consider and accept public testimony on the Pumpkin and Christmas Tree Sales Lot Study;
- 2) Adopt an ordinance to revise the City's Zoning Code (Division 9) regarding
  - A) The operation of pumpkin and Christmas tree sales lots, specifically allowing petting zoos as an incidental use and disallowing all other incidental uses; and
  - B) Temporary parking lot events; and
- 3) Approve a summary of the ordinance for publication.

The Planning Commission recommends that City Council adopt an alternative ordinance to allow:

- 1) Pony rides as an incidental use with pumpkin sales lots;
- 2) Amplified sound for holiday music;
- 3) Extended weekend operating hours; and
- 4) The application of enforcement provisions to operators as well as property owners.

**PUMPKIN AND CHRISTMAS TREE SALES LOT STUDY (LUS 00-0001)**

Planning Manager Tate reported that the study undertaken due to growing concerns about the diversification of parking lot activities concluded that provisions adopted in 1986 adequately cover sales, and that ancillary uses should be strictly limited to only small animal petting zoos with all other uses disallowed. Other suggested restrictions indicated that only 10% of the sales lot area be used for the petting zoo and each animal could weigh no more than 150 lbs., with a limit on number of animals used.

The matter was considered at the June 21, 2000 Planning Commission meeting. The commission concurred, recommending that pony rides be allowed in addition to the

petting zoos, and that amplified music be allowed for holiday music with application of enforcement provisions for operators as well as owners

Councilmember Messerlian asked for clarification on language of the ordinance where it stated “maintained and sold” not “maintained or sold” and asked that “location where” be replaced with “including blocking, spraying or processing” to make it very clear that it is a location for sales. He added that those comments applied to both the ordinances.

In response to comments from Councilmember Scotto, Planning Manager Tate explained that the Planning Commission had extended the operating hours to 11 p.m., but the ordinance and staff recommendation was 10 p.m. She added that staff did not recommend amplified sound or pony rides, but they did concur on the last issue which was something they originally meant to include.

Councilmember Cribbs expressed her opinion that the lots should just sell trees and pumpkins and not have petting zoos and Planning Manager Tate agreed that the 10% of the lot provision could be an enforcement option.

In response to an inquiry from Councilmember Nowatka regarding sales of items other than trees, Planning Manager Tate clarified that wreaths and garlands were inherently included in the definition of a Christmas Tree lot.

In response to an inquiry from Councilmember Walker, Planning Manager Tate explained that a boombox or radio constituted amplified sound. Councilmember Messerlian stated that speakers mounted on a post or trees, audible beyond the boundaries of the lot was what he understood the definition to be and Planning Director Gibson agreed, noting that they did not mean to be restrictive or unreasonable, but were trying to address the problem of sound spilling over from the lot.

Councilmember Walker pointed out that the lots provided a family service as they provide possibly the only opportunity for some children to take a pony ride, but noted that he saw no reason for them to be open until 11 p.m. on the weekends.

In response to concerns raised by Councilmember Witkowsky about how the City would be able to restrict other items from being sold, Planning Director Gibson observed that the owners and operators were reasonable people and would follow the rules, but if the ordinance was being violated they would follow up on a complaint basis.

Mayor Hardison commented that they had received numerous complaints about the more commercial operations, but that the lots run by non-profit and community organizations had never been a problem.

In response to concerns raised by Mayor Hardison, Planning Manager Tate noted that it was suggested by public testimony that there were advance ticket sales and that busloads of people would be visiting the lots, but they had advised the lot operators that was not appropriate adding there were public safety and public assembly issues. The Fire Department would be paying attention to future operations and should it become a problem they would take steps to address it.

Councilmember Messerlian indicated that he appreciated and understood the demand for children to see animals, but cited concerns with the peace and quiet of the surrounding residential areas. He wanted to ensure that language was built in to require that the primary operation was for Christmas Trees and Pumpkins and that there was no charge to get into the petting zoos or take pony rides as he felt it should be a service.

Councilmember Messerlian noted that he was not supportive of amplified music or extended hours.

At 11:05 p.m. Mayor Hardison opened the public hearing.

Joni Gang, 416 Palos Verdes Blvd., expressed her opposition to the petting zoos and pony rides as incidental uses in Torrance. She pointed out that, according to Steven Artiaga's letters, there were field trips from surrounding cities coming to Torrance for the petting zoos and pony rides and noted that 10,000 children come to these patches. She questioned whether they wanted a branch office for the County Fair in Torrance and observed that Los Angeles County animal control officers were already overburdened and suggested that as an educational alternative, the operators could hold pet adoptions.

Thomas Cottone, 8929 Limonite, Riverside, stated that he ran the lot at 2370 Crenshaw Blvd., and provided a packet of information for the City Council. He noted that they did not charge the children for coming to the petting zoo, but provided a package deal with soft drinks and sodas and hot dogs stating that the Health Department had told him that food sales were allowed on vacant lots. He commented on non-profit Christmas Tree lots and submitted pictures that, he felt, illustrated they were not following the rules.

Mr. Cottone explained that 10% of the lot would not provide enough room for the animals to move around and that 30% of the space would be more appropriate. He noted that it was a requirement that they use small animals, which meant they would need to use younger ones, but noted that they get tired out more easily so they would need more of them, but they were limited to 30 animals or less. He pointed out that the City limits them to five ponies, but that they need 7-9 so that they can be given frequent rests.

Mr. Cottone asked the Council to move up the starting date from September 20 to September 1 as they require a month for setup and noted that they are not allowed to start pumpkin sales until October 10, though they receive requests from malls on October 1.

He expressed his opposition to the provision that any violation would go back to the property owner asserting that the owner should not have to suffer for renter infractions and that the provision would discourage people from renting to Christmas tree and pumpkin lots.

In response to an inquiry from Councilmember Messerlian, Mr. Cottone noted that the pumpkins come in on September 28 or October 2, but that stores sell them on the first of the month while the lot owners have to wait until the tenth. He observed that they were allowed to keep selling pumpkins until November 15, but that no one wanted them at that point and added that Christmas trees arrived the day after Thanksgiving.

Brandon Martin stated that he worked with Mr. Cottone and observed that they did not need the extension of hours to 11 p.m. He commented that the Christmas music was not loud and asserted that the animals had not been a problem and that the pony rides were there to bring in customers. He explained that no admission was charged and that many people come without spending any money.

Councilmember Witkowsky noted for the record that she would not make a negative comment about anything she had not experienced.

Roger Robinette, 2800 Plaza del Amo, Club President of the Torrance Y's Men's Club responded to Councilmember Messerlian's inquiry reporting that they also received their trees on the day after Thanksgiving and it takes them about 6 weeks to set up their lot as they rely on volunteers. He further noted that 9:00 p.m. was a good cut-off time and that their sales were mostly to Y members and proceeds benefited YMCA programs.

Planning Director Gibson noted that the YMCA lot did not operate under the same rules as a temporary lot because the YMCA goes through a CUP which is a more rigorous process which has specific conditions of approval specific to the location.

Planning Manager Tate remarked that the dates noted in the ordinance were put in place in 1986 when extensive studies were done and have not changed since that time.

Mayor Hardison observed that since the YMCA operated under different guidelines, that might explain why they did not have to take the power lines down as shown in Mr. Cottone's pictures.

In response to an inquiry from Mayor Hardison, Planning Manager Tate explained that the City did not require the lots to be taken down between selling pumpkins and Christmas trees.

In response to an inquiry from Councilmember Cribbs, Planning Manager Tate clarified that the Planning Commission and staff did not recommend food or jumpers.

**MOTION:** At 11:37 p.m. Councilmember Cribbs moved to close the public hearing. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

Councilmember Walker stated that he did not have a problem with attachment B with the insertion of Councilmember Messerlian's corrections and noted that he did not see why the hours should be extended. He remarked that he found the arguments for more set up time convincing, but since they had lived with the timeframe since 1986 they could continue that way. He did not see the need for amplified sound, but felt that a radio was acceptable and did not think food and drink was necessary.

**MOTION:** Councilmember Walker moved to adopt the ordinance in Attachment B with the insertion of the language clarifications denoting sales locations; hours of operation from 9 a.m. to 10 p.m., 7 days a week; disallowing amplified sound, and leaving in the references to pony rides. Councilmember Messerlian seconded the motion and a roll call vote reflected unanimous approval.

**ORDINANCE NO. 3485**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE TORRANCE MUNICIPAL CODE RELATING TO PUMPKIN AND CHRISTMAS TREE SALES LOTS AND TEMPORARY PARKING LOT EVENTS AS AMENDED.**

**MOTION:** Councilmember Walker moved for the adoption of Ordinance No. 3485 as amended. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

Councilmember Cribbs noted that she had visited a lot two years in a row and that the animals were not well taken care of. She stated that if there were any problems at all she would like to make sure that immediate action is taken. Planning Manager Tate stated that veterinarian reports would be obtained.

**MOTION:** Councilmember Cribbs moved to authorize publication of the summary ordinance. Councilmember Messerlian seconded the motion and a roll call vote reflected unanimous approval.

**14. SECOND READING ORDINANCES**

**14a. ORDINANCE NO. 3484 RE POSTED SPEED LIMITS WITHIN THE CITY OF TORRANCE**

Second and final reading of Ordinance No. 3484 amending Section 61.10.3 of Division 6 of the Torrance Municipal Code relating to posted speed limits within the City.

City Clerk Herbers read Ordinance No. 3484.

**MOTION:** Councilmember Messerlian moved to adopt Ordinance No. 3484. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

\*

The Torrance Redevelopment Agency met at 11:47 p.m.; continued in joint Session and adjourned at 11:49 p.m.

\*



**15. ORAL COMMUNICATIONS**

**15a.** Fire Chief Thompson announced a Mobil community warning siren test on August 2 and 3 from 9 a.m. to 3 p.m.

**15b.** Councilmember Messerlian observed that credits of a program on CitiCable needed to be corrected as they listed names of previous Councilmembers and City Attorney Jackson agreed to look into the matter.

**15c.** Councilmember Witkowsky received clarification from Fire Chief Thompson that the community would be informed about the Mobil siren test.

At 11:51 p.m. the City Council recessed to closed session to continue deliberation on matters listed in the Executive Session.

**16. EXECUTIVE SESSION**

No formal action was taken on any matter considered in closed session.

**17. ADJOURNMENT**

At 12:44 a.m., Wednesday, July 26, the meeting was adjourned to Tuesday, August 1, 2000 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.

**\*\* Adjourned in memory of Katy Geissert \*\***

Attest: /s/ Dee Hardison  
Mayor of the City of Torrance

/s/ Sue Herbers  
Sue Herbers, CMC  
City Clerk of the City of Torrance

Approved on September 12, 2000