

December 12, 2000

**MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in a regular meeting at 6:00 p.m. on Tuesday, December 12, 2000, in the Council Chambers at Torrance City Hall.

ROLL CALL

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

Absent: Councilmember Scotto.

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

*Councilmember Witkowsky arrived at City Hall at 6:55 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) Public Employee Performance Evaluation – City Attorney; 16.c) Conference with Legal Counsel – Existing Litigation; 16.d) Conference with Legal Counsel – Anticipated Litigation; and 16.e) Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6, 54957, 54956.9 (a), 54956.9 (b) (3) (A) and 54956.8.

The Council reconvened at 7:08 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Boy Scout Troop #310, Scoutmaster Bruce Maass.

The invocation was given by City Clerk Herbers.

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 a voice vote reflected unanimous approval, absent Councilmember Scotto.

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 a voice vote reflected unanimous approval, absent Councilmember Scotto.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

City Clerk Herbers announced that applications were being accepted by the City Clerk's office for appointments to various City Commissions. She reported that information and forms were available on the website or by calling 618-2870, and noted that the deadline for application was January 10 with appointments scheduled to be made on Tuesday, January 16, 2001.

7. CONSENT CALENDAR

7a. ANNUAL AMENDMENT RE AIRPORT CONTROL TOWER LEASE WITH FAA

Recommendation

Recommendation of the Finance Director that City Council approve an Amendment to the Airport Control Tower lease (C-0000412) with the Federal Aviation Administration (FAA).

7b. PURCHASE ORDER RE OFFICE DEPOT BUSINESS SERVICES DIVISION

Recommendation

Recommendation of the Finance Director that City Council award a purchase order in an anticipated amount not to exceed \$180,000.00 to Office Depot Business Services Division for the purchase of the City's annual requirement of Office Supply items. The new purchase order will be for an 18 month-term, beginning January 1, 2001, and ending June 30, 2002, to coincide with the fiscal year.

7c. AGREEMENT RE MONTGOMERY WATSON AMERICAS, INC.

Recommendation

Recommendation of the Engineering Director that City Council:

- 1) Approve an Agreement with Montgomery Watson Americas, Inc. in an amount not to exceed \$36,700 to provide technical support and construction observation services during the design and installation of the City's Supervisory Control and Data Acquisition System, a computer and telemetry system that will monitor and control the water, storm drain, and sewer facilities; and
- 2) Authorize the Mayor to execute and City Clerk to attest to said Agreement.

7d. ULTRA LOW FLUSH TOILET (ULFT) REBATE PROGRAM

Recommendation

Recommendation of the Engineering Director and the Water Commission that City Council:

- 1) Approve a Professional Services Agreement with the Executive Partnership for Environmental Resources, Inc., with a maximum value of \$300,000, for provision of services for implementation of an Ultra-Low Flow Toilet (ULFT) Rebate Program.
- 2) Appropriate \$300,000 to the Water Department budget from the Water Revenue Fund balance and increase Water Fund revenues by a corresponding \$300,000 to reflect the contribution reimbursement offset.
- 3) Authorize the City Manager to enter into a Letter Agreement with the Metropolitan Water District of Southern California (MWD) for provision of a \$60 contribution to the Water Department for each qualified ULFT installed under the City's rebate program, with a maximum contribution reimbursement of \$300,000; and
- 4) Authorize the Mayor to execute and City Clerk to attest to said Professional Services Agreement between the City and the Executive Partnership for Environmental Resources, Inc. (RFP 2000-28)

7e. VANPOOL PROGRAM FUNDS APPROPRIATION AND CONTRACT SERVICE AGREEMENT WITH INITIATIVE MEDIA WORLDWIDE

Recommendation

Recommendation of the City Manager that City Council:

- 1) Appropriate \$33,502.82 of 1999-00 Vanpool fare box revenue for continued funding of the City's Vanpool Program; and
- 2) Extend the Contract Service Agreement [C98-276] for the City's CAR (Catch-A-Ride) Program, with Initiative Media Worldwide (formerly Western Motivational Incentives Group) for \$80,000 to be funded out of AB2766 funds (\$80,000).

7f. AGREEMENT RE NATIONAL ENERGY FOUNDATION

Recommendation of the Engineering Director, the Street Services Director, and the Water Commission that City Council:

- 1) Approve the implementation of a Professional Services Agreement with the National Energy Foundation in the amount of \$80,000 for implementation of a pilot in-school water and resource educational program known as the "Living Wise" program; and
- 2) Authorize the Mayor to execute and City Clerk to attest to this Agreement.

7g. AMENDMENT TO EMAE INTERNATIONAL CONTRACT

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

- 1) Approve an Amendment to the EMAE International, Inc. contract [C99-212] in the amount of \$12,408.86 for additional costs incurred during the construction of the Madrona Marsh Nature Center; and
- 2) Approve an Amendment to extend the contract term for EMAE International, Inc. from October 12, 2000 to December 31, 2000.

7h. AGREEMENT RE PIZAZZ PRODUCTIONS

Recommendation of the Parks and Recreation Director that City Council approve the Agreement hiring Pizzazz Productions as the provider of youth drama classes, and directors/producers of the Youth Theatre Production at the Torrance Cultural Arts Center, for an amount not to exceed \$10,177.50. This contractor has already received \$21,105.25 in a contract that covered summer drama camp, summer drama classes, and the Youth Theatre Production of "The Sound of Music." This new contract places Pizzazz Productions over the \$25,000.00 mark for a fiscal year.

7i. AMENDMENT RE PROMOTION PRODUCTS INC. CONTRACT

Recommendation of the Parks and Recreation Director that City Council:

- 1) Approve an Amendment to the contract [C99-161] with Promotion Products Inc. (PPI) including a time extension from July 10, 2000 to July 9, 2001, and a change order in the amount of \$43,600 for costs associated with the design and fabrication of added interpretive elements desired by staff in the Madrona Marsh Nature Center; and
- 2) Appropriate a donation of \$22,000 from the Friends of Madrona Marsh for the purchase of an interpretive overhead canopy and carpeting within Nature Center Exhibit Room.

MOTION: Councilmember Walker moved for the approval of the Consent Calendar items 7a through 7i as written. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote, absent Councilmember Scotto.

In response to an inquiry from Councilmember Messerlian, Engineering Director Burt noted that there would be water bill inserts, information at the public counters and possibly information at some of the stores available on the Ultra Low Flow Toilet Rebate Program.

Mayor Hardison asked that there be close follow up on the school water program to make sure the City was getting value for their dollar and commented that the now discontinued MWD program, which was not affiliated with the City, left it to teacher's discretion as to how much the program was discussed.

8. COMMUNITY SERVICES

8a. 2001 GRANT PROGRAM FOR NON-PROFIT SOCIAL SERVICES AGENCIES

Recommendation of the Community Services Commission and the Parks and Recreation Director that City Council approve funding under the year 2001 Grant Program for Non-Profit Social Services Agencies to be awarded to: Adoption Information Center (\$2,000); Canyon Verde (\$1,000); CCF/RVL S.C.O.R.E. (\$2,500); First Lutheran Church (\$2,000); Pediatric Therapy Network (\$2,500); Pregnancy Help Center (\$1,400); Project Touch (\$1,500); Salvation Army Torrance Corps (\$2,000); South Bay Literacy Council (\$4,000); St. Paul's United Methodist Church (\$2,100); and Volunteer Center (\$2,000) for a total of \$23,000.

Parks and Recreation Director Barnett noted that the program was in its 17th year and this year, like every other, the total amount requested (\$64,000) far exceeded the amount available (\$23,000.) He noted that the Community Services Commission had conducted interviews, and Parks and Recreation representatives were in attendance at the Grant Committee hearings where an independent review and analysis was conducted, and based on that, staff concurred with the recommendation of the Community Services Commission.

In response to concerns raised by Mayor Hardison, Kathryn Hronec, from the Board of Directors for the Pregnancy Health Center explained that though they had asked for \$5,000 and only received \$1,400, they expected that donors would match the amount granted by the City of Torrance which would enable them to put the program in place. She further clarified that depending on how many people participated in the program they would most likely be able to provide the prenatal nutrition counseling on site and they would work to get pregnant mothers involved as soon as possible as nutrition is crucial at the first stages of pregnancy.

Community Services Chairman Adams noted that they had spent a great deal of time debating issues and he felt that the Pregnancy Health Center would keep the funds toward nutritional aspects for pregnant women. He reported that about 500 Torrance residents sought assistance from the Pregnancy Health Center and he felt they were a valuable resource for Torrance.

Councilmember Witkowsky noted that the Commission conducted site visits to each agency that receives a grant from the City of Torrance and asked how they would ensure that the funds were used for the purpose intended and how it would be possible to measure the success of the program.

Chairman Adams stated that verification of programs and efficiency was difficult and they had to rely on information given from the organization and make observations when visiting.

In response to a request from Councilmember Witkowsky that a survey be conducted to measure the success of the program, Chairman Adams noted that it would be in the best interests of the Pregnancy Health Center to follow through properly and be eligible to receive future funding.

Councilmember Nowatka clarified that the grant would be used for hours of consulting time for the nutritionist which should be easy to track and Chairman Adams acknowledged that the majority of the money would most likely be used for staff hours and added that each grant recipient was to provide a report at the end of the year.

Councilmember Walker stated that he would support the recommendation of the Community Services Commission and noted that they were trying to help people, not further agendas from the right or left.

MOTION: Councilmember Walker moved to concur with the recommendation of staff and the Community Services Commission. Councilmember Nowatka seconded the motion and a roll call reflected unanimous approval, absent Councilmember Scotto.

11. ADMINISTRATIVE MATTERS

11a. APPOINTMENT OF HEATHER K. WHITHAM TO DEPUTY CITY ATTORNEY III

Recommendation of the City Attorney that City Council appoint Heather K. Whitham to the position of Deputy City Attorney III.

City Attorney Fellows asserted that Ms. Whitham was an outstanding lawyer and provided a brief summary of Ms. Whitham's accomplishments noting that she had started with the City of Torrance summer programs in 1993 and 1994 and, after graduating from law school, was the first new person hired under Deputy City Attorney classifications.

Ms. Whitham noted that it was a pleasure serving the City of Torrance and the community.

MOTION: Councilmember Cribbs moved to appoint Heather K. Whitham to the position of Deputy City Attorney III. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

11b. APPROPRIATION RE "INNOVATION FUND"

Recommendation from the City Manager that City Council authorize an appropriation of \$50,000 from the City's "Innovation Fund" to enhance the current employee, no interest computer loan program. Sufficient funds exist in the current budget for this activity.

In response to an inquiry from Mayor Hardison, Assistant City Manager Keane explained that when an employee no longer works for the City of Torrance, they are obligated to return the computer or pay it off. She added that if the person did not pay for the computer, the City could hold funds or take the matter to small claims court, but that had never been necessary.

MOTION: Councilmember Cribbs moved authorize the appropriation of \$50,000 from the City's "Innovation Fund" to enhance the current employee, no interest computer loan program. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

11c. MEMORANDA OF UNDERSTANDING RE TME – AFSCME LOCAL 1117 AND TORRANCE LIBRARY EMPLOYEES ASSOCIATION (TLEA)

Recommendation of the City Manager that City Council adopt two Memoranda of Understanding (resolutions) effective December 3, 2000: TME - AFSCME Local 1117 and Torrance Library Employees Association (TLEA). Both Memoranda of Understanding cover hours, wages and working conditions.

Mayor Hardison clarified that the Library item would be held until December 19, 2000.

RESOLUTION NO. 2000-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES – AFSCME, LOCAL 1117.

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2000-142. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

11d. FEE AGREEMENT RE RUTAN AND TUCKER

Recommendation of the City Attorney and City Manager that the City Council approve a fee agreement for legal services with the law offices of Rutan and Tucker in an amount not to exceed \$155,000. The fee agreement represents services to be rendered with respect to the acquisition of real property at 1780-1844 Plaza Del Amo.

MOTION: Councilmember Walker moved to approve the fee agreement for legal services with the law offices of Rutan and Tucker in the amount of \$155,000. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

12. HEARINGS

12a. REVIEW MEETING MINUTES OF 2000 BJA BLOCK GRANT LOCAL ADVISORY BOARD RE APPROVAL AND ALLOCATION OF 2000 GRANT AWARD AND MATCHING FUNDS

Recommendation of the Chief of Police and City Manager that City Council review the meeting minutes of the 2000 Bureau of Justice Assistance (BJA) Block Grant Local Advisory Board and, after holding a public hearing for comment regarding the proposed uses of block grant funds, act as follows:

- 1) Approve and allocate the 2000 grant award and matching funds to the recommended project.

Mayor Hardison opened the public hearing at 7:35 p.m.

Police Chief Herren reported that they had applied for the grant in July 2000 and the local advisory board met and concurred with the Police Department recommendation to use the funds for a fifth wheel vehicle for a mobile command vehicle for emergency usage.

Councilmember Walker commented that it was a creative way of meeting a City need and Councilmember Nowatka noted that he was happy to see the project finally happening and asked about the design phase of the vehicle.

Lt. Kranke stated that work would begin in January and that the upper portion of the fifth wheel would be the communications portion and it would be a command vehicle for the communications center.

MOTION: At 7:39 p.m. Councilmember Walker moved to close the public hearing. Councilmember Witkowsky seconded the motion and a roll call reflected unanimous approval absent Councilmember Scotto.

MOTION: Councilmember Walker moved to approve and allocate Block grant funds in the amount of \$130,995 with a cash match of \$14,555 for the Mobile Command Post. Councilmember Cribbs seconded the motion and a roll call reflected unanimous approval absent Councilmember Scotto.

12b. NEGATIVE DECLARATION, ZONE CHANGE AND MODIFICATION TO CUP AND PLANNED DEVELOPMENT RE LA CAZE DEVELOPMENT COMPANY

Recommendation of the Planning Commission and Planning Director that City Council take the following action on property located at the northeast corner of Pacific Coast Highway and Crenshaw Boulevard (Rolling Hills Plaza):

- 1) Adopt a Negative Declaration (EAS00-00006);
- 2) Adopt an ordinance approving a Zone Change (ZON00-00003) from General Commercial (C3 and C4) to Planned Development (PD);
- 3) Adopt resolutions approving a Modification of a Conditional Use Permit MOD00-00011 (CUP83-33) and a Planned Development (PD00-00001); and
- 4) Approve an Ordinance Summary for publication.

ZON00-00003; PD00-00001; MOD00-00011; EAS00-00006:
LA CAZE DEVELOPMENT COMPANY

Mayor Hardison opened the public hearing at 7:41 p.m.

Planning Manager Isomoto provided a brief summary of the item noting that the applicant would like to add 29,000 square feet with a parking deck. She added that the area was currently zoned C-3 and C-4 with a General Plan Designation of General Commercial and at the request of the City they would change the zone for the entire site to Planned Development to allow for consistency and therefore, the renewal of the existing parking variance would not be necessary. The plans would update the center and give it a new urbanized theme with plants and bricks etc., as well as adding a second story for Bed Bath and Beyond which is in the middle of the development. The parking under the Fitness Center would be replaced by a pool and a driveway on Crenshaw by Pacific Coast Highway would be closed. The Planning Commission

considered the item on November 1, 2000 where there was discussion about parking and the public expressed opposition to the item due to concerns about the impact of increased noise and light on residential properties. Planning Commissioners added several conditions and modified others, voting 5-1 to approve the development with Commissioner Botello opposed and Commissioner Mauno abstaining. Staff recommends approval.

Councilmember Messerlian pointed out a discrepancy between what was shown on slide 3 and the applicant plans and Planning Manager Isomoto clarified that the applicant plans had a notation east of the parking deck which indicated a future building pad, but she noted that was not part of the current application and they would have to submit a separate application for that.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto clarified that the freestanding pad could not be used for fast food drive through as it was specifically prohibited.

Councilmember Cribbs observed that the circulation of the Center was currently awkward and part of the parking problem could be solved by better design. Planning Manager Isomoto explained that onsite traffic had not been examined, but an offsite traffic study have been conducted, though it had not been discussed at the Planning Commission meeting.

In response to an inquiry from Councilmember Nowatka, Planning Manager Isomoto clarified that the current number of parking spaces was 2,206 and the parking deck and restriping would add an additional 316.

Councilmember Nowatka observed that many people go elsewhere because of parking problems and questioned whether 316 additional spaces would accommodate the proposed increased square footage.

Councilmember Walker felt that the plan would clean up the development and that the usage for the site was very compatible with the theater as usage hours would not overlap which would free up a great deal of parking. He added that construction had been integrated very well and would make it smoother than the previous plan and observed that though there had been many changes on the site over the years, this plan provided the maximum amount of parking.

Mayor Hardison received clarification from Planning Manager Isomoto that parking was figured on a flat ratio of one space per 202 square feet and noted that adding the 300 spaces would give a lower ratio than what currently exists.

Mayor Hardison noted that, as Councilmember Messerlian pointed out, the applicant plans to add further square footage in the future and she asked about the maximum allowed square footage. Planning Manager Isomoto explained that no matter what the applicant proposed, they were aware that they would be limited to a maximum of 68,000 square feet as a condition of approval.

In response to concerns regarding sufficient parking raised by Mayor Hardison, Planning Manager Isomoto noted that the current parking ratio was 1 space per 275

square feet and if they used the maximum square footage the ratio would be 1 spot per 202 square feet

Councilmember Messerlian asked about the relationship between the figures on pages 5 and 35 of the attachment and Planning Manager Isomoto noted that the traffic consultant might be able to clarify that for them.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto explained that the gate behind the proposed one-story office building allowed vehicle access to the parking for the building and agreed to indicate that on the plan for future reference.

Councilmember Messerlian commented that the marketplace affected shopping centers and expressed concern about piecemeal proposals every couple of years. He questioned whether the applicant was considering the larger picture, noting that internal circulation still appeared to be a concern.

In response to concerns raised by Councilmember Cribbs, Planning Manager Isomoto indicated that other than the pending application for Sammy's Wood Fire Pizza, she was not aware of any restaurants coming in.

In response to an inquiry from Councilmember Nowatka, Planning Manager Isomoto stated that one of the conditions of approval was closing off the driveway for the new restaurant as the curve is a problem and Mayor Hardison received clarification that it was a condition that the driveway be closed prior to any construction.

Keith Palmer with Brian Palmer Soto, architects for the project, reported that \$12 million would be invested in the project and he noted that the office use proposed on the north end would have a reciprocal parking benefit as office users would not be present during high usage times for the theater. He added that in addition to enhancements to the property, parking would be added and the hidden parking in the back would be more contiguous and visible from Crenshaw Blvd., with signage added closer to the theater to direct people to the additional parking area.

Mr. Palmer noted that there had been concern about property line issues at the Planning Commission meeting and it was determined that they would work with staff and neighbors to work it out. He asked whether it would be possible to bond around the condition about the left turn movement prior to building permits being pulled as he was not sure about scheduling. He also asked about the condition regarding the parking decks being built prior to issuance of the certificate of occupancy noting that the office building had already been approved separately and they intended to occupy that before the parking deck was completed.

Mayor Hardison received clarification from Planning Manager Isomoto that sufficient parking would be available to handle the construction of the new office building and Planning Director Gibson suggested changing condition 19 to read "That prior to the issuance of the certificate of occupancy ..." rather than "prior to the issuance of a building permit."

Rich Beretto stated that he was with the firm who had prepared the traffic report and explained that table one on page 5 was a summary of what is currently proposed and table nine on page 35 was grouped to apply the City code to the uses.

Raoul Hance, 4614 Browndeer Lane, noted that he owns property at 2477 W. 256th St., adjacent to the proposed elevated parking structure and expressed concerns that an elevated parking structure would affect the resale value of his home as he plans to sell before too long. He stated that he was not pleased with the parking structure being 30 feet from his property line and expressed concern about noise, lighting, exhaust and security, especially on weekends. He commented that they would not be able to plant trees to screen the property because of an underground pipeline and asserted that there was a better place to put the parking structure, further west of his property. Mr. Hance questioned whether an environmental impact study had been conducted.

Mayor Hardison noted that she also took issue with the 30 feet figure noting that the minimum was 45 feet and it was listed as a condition. She commented that the bigger security issue was that his street is where the entrance to the development is and she expressed concern that people would park in the neighborhood.

Calogero Argento, 2467 256th St., Lomita, stated that he wanted the matter studied further and expressed concerns about the impact on the neighborhood. He commented on current congestion on Pacific Coast Highway and people parking in the neighborhood, and expressed his opposition to having a parking structure by his home.

Councilmember Witkowsky received clarification that the theater was taller than the proposed parking structure and noted that the theater complex neighbors had not been complaining. She felt the proposed structure would cause a minimal impact and would provide much needed parking.

In response to an inquiry from Councilmember Walker, Mr. Hance and Mr. Argento indicated that they would be in favor of closing off the gate into the neighborhood.

Mr. Hance commented that the gate had been closed off at one point but was torn off and replaced several times and stated that unless they built a wall, the gate would be opened up again.

Mayor Hardison noted that she was confused because the minutes of the Planning Commission specifically stated that the neighbors wanted the gate open and she suggested doing a survey of the street. Planning Manager Isomoto clarified that there had been someone at the Planning Commission meeting who was adamant about keeping the gate open, but that she would check out the majority opinion.

Planning Manager Isomoto noted that the environmental checklist form had been done as part of the initial study for the project and based on the Planning Commission recommendation a negative declaration would not have a significant impact.

In response to an inquiry regarding the Chevron easement from Mayor Hardison, Planning Manager Isomoto acknowledged that the fence was in disrepair and suggested a meeting with Chevron officials to try to get something approved. She noted that in the

past Chevron would not agree to anything other than groundcover and would not approve a fence which required a foundation like a block fence and she explained that it was not a condition that the fence be replaced, though that had been discussed.

Mr. Palmer noted that they had discussed the fence at length during the Planning Commission meeting and they had planned on a concrete prefab fence but Chevron had changed their policies and would not allow the footings for the fence. He stated that they would work with staff to figure out something and he suggested a vine landscaping with a non-objectionable root structure which would not add weight to the fence. He offered to provide landscaping on the neighbors' side if they wanted it, noting that they were also concerned and would work with staff.

Mr. Palmer reported on the specifics of the parking deck and apologized for the confusion regarding the property line noting that though it physically showed the distance from parking deck to property line to be 30 feet, in reality it would be 45 feet or more because of a parking and driving bay and landscaping. He added that the theater height was twice as tall as the parking deck and they wanted to landscape on the east side of the wall to cascade down.

In response to an inquiry from Councilmember Messerlian, Planning Manager Isomoto explained that C-3 and C-4 allowed for a similar type of development and that staff had proposed to the applicant that the entire parcel be zoned PD, planned retail office environment to have a consistent theme across the whole property. She noted that administrative record keeping was a factor in the decision.

In response to concerns raised by Councilmember Messerlian about future uses of the site, Planning Manager Isomoto stated that they would evaluate based upon what is currently in place and incorporate within it.

Planning Director Gibson commented that C-3 and C-4 did not have specific standards and noted that changing the zone to PD provided a consistent evaluation of the Center by one standard. He added that in this case they had not enumerated specific uses for this specific PD zone which allowed a certain amount of flexibility in uses for a large shopping center and noted that there were mechanisms to provide an administrative review or trigger a discretionary review with the Planning Commission if there was a deviation.

MOTION: At 8:50 p.m. Councilmember Cribbs moved to close the public hearing. Councilmember Walker seconded the motion and a roll call reflected unanimous approval absent Councilmember Scotto.

Mayor Hardison wanted to ensure that the parking structure be at least 45 feet from the property line and Planning Manager Isomoto clarified that the pink supplemental contained a statement that the deck would be a minimum of 45 feet from the property line and she noted that an additional condition was added which specified lighting requirements.

In response to concerns raised by Mayor Hardison, Planning Manager Isomoto stated that they hesitated to require a block fence because it could stall the project as they could not count on Chevron to cooperate. She offered to set up a meeting and mediate and noted that condition 6 dealt with the fence separately.

Mayor Hardison felt that condition 21 needed to be modified and Councilmember Walker felt that it should be left as is because it refers to an ongoing situation. Councilmember Messerlian suggested changing the wording to read "That the applicant shall work with staff to resolve any other outstanding problems related to mitigations of impacts on adjacent neighbors." so that anything that hadn't been addressed would be taken care of.

City Attorney Fellows commented that the statement was so vague it would be legally unenforceable, though the applicant would be back in front of Council and Mayor Hardison clarified that it was not to suggest that the applicant was not attempting to deal with problems.

Councilmember Cribbs stated that it was obvious that residents had long-standing issues and the next time the applicant appeared before the City Council, any items that were not addressed would be brought up. She noted that she was in favor of the fence being a separate item.

MOTION: Councilmember Cribbs moved to adopt a mitigated negative declaration. Councilmember Walker seconded the motion and a roll call reflected unanimous approval absent Councilmember Scotto.

ORDINANCE NO. 3490

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 THE NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CRENSHAW BOULEVARD FROM C-3 (SOLEY COMMERCIAL) TO PD (PLANNED DEVELOPMENT DISTRICT) ZON00-00003 CITY OF TORRANCE

MOTION: Councilmember Messerlian moved to adopt Ordinance No. 3490. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

RESOLUTION NO. 2000-145

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP83-33) TO ALLOW ADDITIONS AND SITE MODIFICATIONS TO AN EXISTING SHOPPING CENTER AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 28 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED IN THE C-3 AND C-4 ZONES (CHANGE OF ZONE TO PD PENDING) AT THE NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CRENSHAW BLVD. MOD00-00011; LA

CAZE DEVELOPMENT CO. (ROLLING HILLS PLAZA, CUP 83-33) AS AMENDED

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2000-145 as amended. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

In response to an observation by Mayor Hardison that there was not a limitation for restaurant square footage, Planning Director Gibson noted that there were distinctions in the code for different classifications of restaurants which would restrict them.

In response to an inquiry from Mayor Hardison, Planning Manager Isomoto explained that the number they used to determine the cap on the square footage was 12% which they rounded up to 68,000.

RESOLUTION NO. 2000-144

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNED DEVELOPMENT TO ALLOW ADDITIONS TO AN EXISTING SHOPPING CENTER AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 42 OF THE TORRANCE MUNICIPAL CODE ON PROPERTY LOCATED IN THE C-3 AND C-4 ZONES (CHANGE OF ZONE TO PD PENDING) AT THE NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CRENSHAW BOULEVARD. PD00-00001: LA CAZE DEVELOPMENT CO. (ROLLING HILLS PLAZA) AS AMENDED

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2000-144 as amended. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

MOTION: Councilmember Messerlian moved to approve the Ordinance Summary as presented. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

The Torrance Redevelopment Agency met from 9:08 p.m. to 9:10 p.m.

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15. ORAL COMMUNICATIONS

15a. City Manager Jackson thanked staff members Kathy Keane and Mary Davis and members of the Human Resources and Finance Departments for their efforts to bring the AFSCME memorandum of understanding to the City Council in a timely manner.

15b. Councilmember Walker reported that the National League of Cities Conference in Boston was wonderful and cold.

15c. Councilmember Witkowsky noted she also attended the National League of Cities Conference where they discussed the increased impact that they would have on the new Congress.

15d. Scott Gobble, Southern California Edison, expressed appreciation to customers for their continued conservation efforts between the hours of 4:00 p.m. and 7:00 p.m. due to the current energy situation.

At 9:20 p.m. the City Council recessed to closed session to continue matters listed under item 16.

16. EXECUTIVE SESSION

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

17. ADJOURNMENT

At 10:38 p.m., the meeting was adjourned to Tuesday, December 19, 2000 at 6:00 p.m., for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

Mayor of the City of Torrance

Attest:

Sue Herbers
City Clerk of the City of Torrance

Approved on January 16, 2001