

September 15, 1998

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

1. **CALL TO ORDER**

The Torrance City Council convened in a regular session at 5:30 p.m. on Tuesday, September 15, 1998, in the City Council Chambers at Torrance City Hall.

ROLL CALL

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

Absent: Councilmember Nakano.

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

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At this time Agenda Item No. 20 was considered out of order.

20. **EXECUTIVE SESSION**

At 5:30 p.m., pursuant to California Government Code Sections 54957.6, 54957, and 54956.8, the Council recessed into a closed session to confer on matters listed on the meeting agenda.

At 7:02 p.m., the Council returned to Council Chambers, and the meeting resumed in regular agenda order. No formal action was taken on any item heard in closed session.

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2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Civil Air Patrol Cadet Squad #107.

Father Michael Courey, St. Katherine's Eastern Greek Orthodox Church, gave the invocation for the meeting.

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

MOTION: Councilwoman 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 Councilman Messerlian and, there being no objection, it was so ordered by Mayor Hardison (absent Councilman Nakano).

MOTION: Councilwoman 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 Council member the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Messerlian, and, there being no objection, it was so ordered by Mayor Hardison (absent Councilman Nakano).

4. **WITHDRAWN/DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Ad Hoc Legislative Committee Meeting

Wednesday, September 16, 1998, 5:30 p.m.

Third Floor Council Conference Room

Subject: November 3, 1998 Ballot Measures

Police Chief Herren announced National Night Out, annual recognition of community police/neighborhood partnerships.

Mayor Hardison announced that Saturday, September 19, 1998, is the 14th Annual California Coastal Cleanup Day and that volunteers are welcome at Torrance Beach and Madrona Marsh from 9:00 a.m. to 12:00 p.m. For additional information call 618-2830.

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 98-107 RE BREAL E. ROWE**

RESOLUTION NO. 98-107

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE HONORING AND COMMENDING BREAL E. ROWE
FOR HIS DEDICATED PROFESSIONALISM AND CONTRIBUTIONS
TO THE CITY OF TORRANCE UPON HIS RETIREMENT AFTER
TWENTY-NINE YEARS OF SERVICE**

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 98-107. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

7. **CONSENT CALENDAR**

Mayor Hardison noted supplemental material available at the meeting on Consent Calendar Item Nos. 7c and 7f.

7a. **APPROVAL OF MINUTES - AUGUST 4, 1998**

7b. **DONATION TO THE PARKS AND RECREATION DEPARTMENT**

Recommendation

The Parks and Recreation Director recommends that City Council accept and appropriate a donation from the American Youth Soccer Association.

7c. **REVISED CLASS SPECIFICATIONS FOR THE ENGINEERING SERIES**

Recommendation

The Human Resources Director and the Civil Service Commission recommend that City Council approve revised class specifications for the Engineering Series.

7d. **MODIFICATION OF ANNUAL PREMIUM ALLOCATION FOR SHORT-TERM AND LONG-TERM DISABILITY PROGRAM**

Recommendation

The Human Resources Director recommends that City Council authorize the City Manager to modify the annual premium allocation amount for the short-term disability program from \$68,084 to \$83,084, and modify the annual premium allocation for the long-term disability program from \$107,472 to \$195,472 for a total of \$278,556 to cover the non-safety employees. Funds are available in the fiscal year 1998-99 City's operating budget.

7e. **REVISED CLASS SPECIFICATIONS FOR WATER SERVICE SUPERVISOR AND SENIOR LIBRARIAN**

Recommendation

The Human Resources Director and the Civil Service Commission recommend that City Council approve the revised class specifications for Water Service Supervisor and Senior Librarian.

7f. **PURCHASE ORDER TO FABRICATE, FURNISH AND INSTALL CITY ENTRY SIGNAGE**

Recommendation

The Acting Planning Director recommends that City Council authorize a purchase order to be issued in the amount of \$194,500 to Ampersand Contract Signing Group, Los Angeles, California, and allow for a 5% change order of \$9,725, for a total of \$204,225, to fabricate, furnish and install City Entry Signage.

MOTION: Councilwoman O'Donnell moved for the approval of Consent Calendar Item Nos. 7a through 7f. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilman Nakano).

12. **PERSONNEL MATTERS**

12a. **BUDGET MODIFICATION RE ADMINISTRATION OF EMPLOYEE BENEFITS**

Recommendation

The Human Resources Director recommends that City Council approve a budget modification involving the transfer of \$20,300 from the material, supplies and services budget to labor in order to fund a 0.5 Typist Clerk II position dedicated to support the administration of employee benefits.

MOTION: Councilwoman O'Donnell moved to concur with the staff recommendation. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilman Nakano).

13. **ADMINISTRATIVE MATTERS**

13a. **MEMORANDUM OF UNDERSTANDING RE ENGINEERS EMPLOYEE GROUP**

Recommendation

The City Manager recommends that City Council adopt a Memorandum of Understanding (MOU) with the Engineers employee group.

RESOLUTION NO. 98-119

A MEMORANDUM OF UNDERSTANDING SETTING FORTH THE HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-119. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

13b. **MEMORANDUM OF UNDERSTANDING RE TORRANCE FISCAL EMPLOYEES ASSOCIATION (TFEA)**

Recommendation

The City Manager recommends that City Council adopt a Memorandum of Understanding (MOU) with the Torrance Fiscal Employees Association (TFEA) employee group.

RESOLUTION NO. 98-120

A MEMORANDUM OF UNDERSTANDING SETTING FORTH THE HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FISCAL EMPLOYEES ASSOCIATION (TFEA)

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-120. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

13c. **MEMORANDUM OF UNDERSTANDING RE TORRANCE PROFESSIONAL**

AND SUPERVISORY ASSOCIATION

Recommendation

The City Manager recommends that City Council adopt a Memorandum of Understanding (MOU) with the Torrance Professional and Supervisory Association (TPSA) employee group.

RESOLUTION NO. 98-121

A MEMORANDUM OF UNDERSTANDING SETTING FORTH THE HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-121. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

13d. **SERVICE AGREEMENT AND ANNUITY CONTRACT RE DEFERRED COMPENSATION**

Recommendation

The City Treasurer, as the Deferred Compensation Plan Administrator; along with the Deferred Compensation Committee, recommend that City Council adopt a resolution approving the renewal of the Service Agreement and Annuity Contract as modified by the letter Agreement, with Great West Life Annuity Insurance Company for a period of five years.

RESOLUTION NO. 98-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN ANNUITY CONTRACT AND SERVICE AGREEMENT WITH GREAT WEST LIFE AND ANNUITY INSURANCE COMPANY RELATED TO THE DEFERRED INCOME PLAN FOR CITY EMPLOYEES

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-122. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

14. **HEARINGS**

14a. **CONGESTION MANAGEMENT PROGRAM ANNUAL REPORTS**

Recommendation

The Acting Planning Director recommends that City Council:

- (1) Conduct a public hearing as required by the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority;
- (2) Adopt a resolution to self-certify that the City of Torrance is in conformance with local Congestion Management Program (CMP) requirements; and
- (3) Direct staff to submit the CMP New Development Activity Report and CMP Transportation Improvement Credit Claims Report as required by the Los Angeles County Metropolitan Transportation Authority.

In response to Councilman Messerlian's inquiry, Acting Planning Director Buchman advised that the City had obtained an extension of the deadline for the submission of the reports.

Mayor Hardison announced that this was the time, date, and place for the public hearing on this matter.

Mr. Tom Lundregan, 2910 W. 235th Street, stated that, although he is not familiar with this particular program, as a general rule he does not approve of self-certification, and suggested that an independent assessment of traffic congestion in the City be performed in the future.

Mayor Hardison offered to provide Mr. Lundregan with a copy of material available at the meeting supporting staff's conclusions.

MOTION: Councilman Messerlian moved to close the public hearing. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

MOTION: Councilman Lee moved to direct staff to submit the required annual reports for the Congestion Management Program. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

RESOLUTION NO. 98-123

**A RESOLUTION OF THE CITY OF TORRANCE, CALIFORNIA,
FINDING THE CITY TO BE IN CONFORMANCE WITH THE
CONGESTION MANAGEMENT PROGRAM (CMP) AND
ADOPTING THE CMP LOCAL IMPLEMENTATION REPORT,
IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE
SECTION 65089**

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 98-123. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

14b. **2990 235th STREET - ANASTASI DEVELOPMENT**

Recommendation

The Acting Planning Director recommends that City Council approve the Variance in conjunction with the appeal and approve as conditioned and modified CUP98-0011, VAR98-0001 and TTM 52407 (EAS98-0007) to allow the construction of a 14-unit condominium project with a FAR over 0.6 to 1.0 and three stories in height and tandem parking on vacant property located at 2990 235th Street in the R-3 zone. The Planning Commission recommends that City Council deny the Variance in conjunction with the appeal and deny CUP98-0011, VAR98-0001 and TTM 52407 (EAS98-0007) to allow the construction of a 14-unit condominium project with a FAR over 0.6 to 1.0 and three stories in height and tandem parking on vacant property located at 2990 235th Street in the R-3 zone.

(CUP98-0011, VAR98-0001, TTM52407 (EAS98-0007): ANASTASI DEVELOPMENT CORP.

Planning Manager Gibson presented the staff report (per written material of record) and noted that the plans have been significantly revised since the Planning Commission voted unanimously to deny the project.

Mr. Randy Morrison, architect for Anastasi Development Corporation, explained that they had been surprised by the strong opposition to the project expressed by New Horizons' residents at the Planning Commission meeting and had made a concerted effort to respond to their concerns. He outlined the modifications that were made to the original plans, including a reduction in square footage of the units; a reduction in building height, achieved by lowering the driveway grade; the provision of a walkway to the rear of the project; and a change in the roof design to better conform with the appearance of New Horizons.

Mr. Scott Anastasi, Vice President of Anastasi Development Corporation, stated that the modified plans had been reviewed by New Horizons' residents and were well-received, and that there was one concern raised about the stability of the wall to be built between the project and New Horizons, but he had assured residents that it would be built to Code requirements and posed no danger to them.

Noting that he had not received notification of this project, Dan Buter, 23002 Felbar Avenue, stated that he owns a four-unit apartment building on 235th Street and opposes the development because it will exacerbate the existing problems of traffic congestion and insufficient parking on 235th Street, and because of the density of the project.

Mr. Tom Lundregan, 2910 W. 235th Street, provided a summary of his letter submitted in opposition to the project, stating that he was a longtime resident of 235th Street and was concerned about the erosion of the quality of life and the impact on personal safety which are the result of the new developments on this street. He

commented on the dangerous curve at Maple Avenue and 235th Street, the high probability of accidents from vehicles exiting/entering the alley adjacent to this project, and the inadequacy of street lighting in the area.

Mr. John Edwards, a resident and manager of property on 235th Street, stated that parking on 235th Street is nearly impossible to find in the evening hours and that increasing traffic is creating hazardous situations, and suggested that a more appropriate use for the land would be a park for the many children that reside in the neighborhood.

Ms. Ann Warren, a nearby resident, requested that the project be denied because of traffic problems and insufficient parking in the area.

Ms. E. Lenore Johnson, 23059-A Nadine Circle, stated that the curve at 235th Street and Maple Avenue is dangerous and expressed concerns about visibility for residents exiting the driveway of the proposed development; voiced her opinion that tandem parking will be used for storage and restrictions to the contrary will not be enforceable; requested that a Condition of Approval be added to ensure the stability of the wall to be constructed between the project and New Horizons; and suggested that in the future, individual residents within 300 feet of a proposed project be notified, not just homeowners associations as was the case with New Horizons.

Ms. Cheryl Vargo, 5147 Rosecrans Avenue, Hawthorne, representing Anastasi Development Corporation, stated that the new alley that will be constructed to replace the substandard alley that is currently adjacent to the property will improve traffic safety and preserve on-street parking, that the parking provided within the project is more than adequate and residents will not be competing for street parking; and that parking restrictions listed in CC&Rs can be effectively enforced by condominium associations who have the ability to impose fines. She expressed her opinion that traffic has slowed considerably since the recent restriping of 235th Street and is a much safer street than it was a few years ago.

Mr. Edwards expressed concerns about the inconvenience to residents on 235th Street while the alley is being constructed. Mr. Morrison related his intent to move the alley access overnight causing as little as possible inconvenience for residents and noted that by moving the access slightly to the south, nighttime visibility will be increased dramatically.

Mr. Robert Welp, 2982 235th Street, voiced opposition to the project, stating that it will add too many cars and too many people to the area.

Conceding that traffic had slowed down a little, Mr. Lundregan challenged Ms. Vargo's assertion that 235th Street is safer than before.

MOTION: Councilman Lee moved to close the public hearing. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

Councilwoman O'Donnell commented on the frequently bumper-to-bumper parking situation on 235th Street and questioned whether regulations restricting

overnight parking should be explored in high-density areas to encourage residents to use their garages, improve safety and discourage car thieves.

Councilman Lee expressed his opinion that traffic has improved considerably on 235th Street, that the proposed development is attractive and conforms to surrounding buildings, that the new alley will provide safer access, and that the parking is adequate within the project and will not contribute to existing parking problems on 235h Street. In response to Ms. Johnson's concerns regarding the stability of the wall, he advised that if the wall were to collapse, any damage would be covered by the new condominium association's insurance.

Indicating that his comments not only apply to this project but to projects in general, Councilman Messerlian stated that he would like to see more information about the cumulative impact of a project, specifically as it relates to traffic; that tandem parking spaces will most likely be used for storage, but as property is developed to the full density allowed by code, it leaves builders with few options; and that Floor Area Ratio (FAR) maximums were adopted to make sure that the total envelope of the building was compatible with surrounding uses as well as the lot itself, and by making comparisons with older projects to justify new projects with FARs over the maximum, higher FARs are being perpetuated.

Councilman Walker expressed support for the project, remarking that the project will make an attractive addition to a very fine neighborhood and will improve, not diminish, the quality of life there.

Mayor Hardison indicated that she travels Maple Avenue/235th Street several times a day, confirmed that traffic on the street is traveling slower, and noted that most of the concerns expressed by residents relate to existing traffic/parking problems and not to the design of the project itself. She stated that the redesign had addressed many of the issues raised at the Planning Commission meeting, that the project is consistent with the General Plan, and that she favored approval of the project. She commented on the tandem parking issue and suggested that the matter merits further study by staff and the Planning Commission.

MOTION: Councilman Lee moved for the approval of CUP98-0011, VAR98-0001, and TTM52407, as conditioned. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilman Nakano).

RESOLUTION NO. 98-124

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 14-UNIT RESIDENTIAL CONDOMINIUM PROJECT WITH A FAR IN EXCESS OF 0.6 TO 1.0 AND THREE STORIES IN HEIGHT ON PROPERTY LOCATED IN THE R-3 ZONE AT 2990 235th STREET
CUP98-0011: ANASTASI DEVELOPMENT CORPORATION**

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-124. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilman Nakano).

RESOLUTION NO. 98-125

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE TO ALLOW TANDEM PARKING ON PROPERTY LOCATED IN THE R-3 ZONE AT 2990 235th STREET
VAR98-0001: ANASTASI DEVELOPMENT CORPORATION**

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-125. The motion was seconded by Councilman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

RESOLUTION NO. 98-126

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP IN ASSOCIATION WITH THE CONSTRUCTION OF A 14-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 2990 235th STREET
TTM52407: ANASTASI DEVELOPMENT CORPORATION**

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-126. The motion was seconded by Councilman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. City Clerk Herbers announced that October 5, 1998 is the last day to register to vote for the General Election on November 3, 1998, and that anyone interested in serving as a precinct officer should contact the City Clerk's office and they will be put in contact with the Los Angeles County Registrar.

19b. Councilman Lee questioned the new computer applications installed on his computer.

19c. Councilman Messerlian requested that staff look into the procedures for public hearing notifications.

19d. Responding to Councilman Messerlian, City Manager Jackson announced that funds and responsibility for Artesia Boulevard had been received from Caltrans and the

State of California and that planning and design work would be done prior to the actual work beginning in 1999.

19e. Councilwoman O'Donnell announced that the Friends of Madrona Marsh will be offering a program about the characteristics and habits of birds on three consecutive Wednesdays starting on October 7, from 3:30 to 5:30 p.m.; and a science project concerning wind and soil on Sunday, October 11, from 2:00 to 4:00 p.m. Further information available by calling 32MARSH.

19f. Councilwoman O'Donnell stated that postcards of Torrance Beach from the Torrance Area Chamber of Commerce are now available.

19g. Councilwoman O'Donnell commented on favorable reaction from a resident regarding assistance for the elderly.

19h. Mayor Hardison directed questions to Acting Street Services Director Brewer concerning street sweeping schedules on trash collection days.

19i. Mr. Michael Cyrus, 37100 Hathaway, Long Beach, stated that the City of Torrance is the only city in South Bay that does not issue business licenses for car detailing, and asked for action to make it possible to be properly licensed.

19j. Ms. Lenore Johnson, 23059-A Nadine Circle, sought clarification of Councilman Lee's remarks made during the discussion of Item 14b regarding insurance liability.

20. **EXECUTIVE SESSION**

Considered out of order, see page 1.

21. **ADJOURNMENT**

At 9:10 p.m., the meeting was adjourned to Tuesday, September 22, 1998, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance