

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

1. **CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 7:00 p.m. on Tuesday, November 18, 1997, in the City Council Chambers at Torrance City Hall.

ROLL CALL

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

Absent: None.

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

2. **FLAG SALUTE/ INVOCATION**

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

City Clerk Herbers gave the invocation for the meeting.

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

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

MOTION: Councilman Lee 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 Councilwoman Cribbs, and, there being no objection, it was so ordered by Mayor Hardison.

4. **WITHDRAWN/DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Finance and Governmental Operations Committee

Tuesday, November 18, 1997, 5:30 p.m.
West Annex Commission Room
Subject: 1st Quarter Budget Review

Councilman Lee announced that the committee had met, and the 1st quarter budget review will be available within the next few weeks.

Ad Hoc Armed Forces Day Committee

Tuesday, December 9, 1997, 5:30 p.m.
Council Conference Room
Subject: 1998 Armed Forces Day Parade

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Mayor Hardison noted the passing of three community members and requested that the meeting be adjourned in their memory, Mr. George Anderson, a Torrance Crossing Guard; Mr. Frank Masi, retired Executive Director of the South Bay Children's Health Center; and Ms. Betsy Matthews, Torrance Commission on Aging, who was very involved in health, housing, and transportation issues affecting seniors.

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6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE THE MIRACLE OF LIVING COMMITTEE**

Mayor Hardison presented a proclamation congratulating the Torrance Memorial Medical Center and the Miracle of Living Committee as it celebrates the 25th anniversary of the Miracle of Living health lecture series to Ms. Toni Sargent, a member of the committee. Ms. Sargent invited the public to attend a lecture on common eye problems on Wednesday, November 19, 1997 at 7:15 p.m. at Torrance Memorial Medical Center's Health Conference Center.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - OCTOBER 14 AND OCTOBER 21, 1997**

7b. **BID TO PURCHASE AMERICAN LAFRANCE AERIAL LADDER TRUCK**

Recommendation

It is the recommendation of the Fire Chief that City Council accept a bid received from Mr. Dave Burgess of \$7,190 to purchase a surplus, obsolete, American LaFrance 100-foot aerial ladder truck, as is, where is.

7c. **POLICE DEPARTMENT'S COMPUTER SYSTEM SOFTWARE MAINTENANCE**

Recommendation

It is the recommendation of the Chief of Police and City Manager that City Council award a contract in the amount of \$39,417.07 to Tiburon Inc. of Fremont,

California, for continuing software maintenance services for the Police Department computer system.

7d. **RESIDENTIAL STREET RESURFACING PROGRAM - MAPLE AVE/235TH ST.**

Recommendation

It is the recommendation of the Engineering Director that City Council:
(1) approve additional contract authority on Contract Number C-97-182 with Palp, Inc. dba Excel Paving Company, in the amount of \$37,927; and
(2) approve change orders for the installation of thermoplastic striping and pavement markings and for signs and painted curbs totaling \$37,927 for the construction of Residential Street Resurfacing Program, 1996-97 (Maple Avenue/235th Street - Sepulveda Boulevard to Crenshaw Boulevard) B97-32.

7e. **CITYWIDE SEWER PUMP STATIONS UPGRADE**

Recommendation

It is the recommendation of the Engineering Director that City Council:
(1) approve an agreement with AKM Consulting Engineers (AKM) to provide additional professional services for the preparation of the final plans, specifications and construction support for the subject project (Attachment 1); and (2) allocate from the Sewer Enterprise Funds in the amount of \$58,272.00 to cover costs.

7f. **CONTRACT RENEWAL RE LIABILITY CLAIMS ADMINISTRATION**

Recommendation

It is the recommendation of the Human Resources Director that City Council approve the renewal contract with Ward North American Inc. for Liability Claims Administration for the period of January 1, 1998 to January 1, 1999 at an annual cost not to exceed \$92,200.

7g. **PURCHASE ORDERS RE ANNUAL REQUIREMENT OF PAPER**

Recommendation

It is the recommendation of the General Services Director that City Council authorize purchase orders be issued for an anticipated amount not to exceed \$150,000 to the lowest responsible bidders, to furnish the City's annual requirement of paper.

Ref: Bid No. B97-35

Anticipated Expenditure Not to Exceed: \$150,000

7h. **PURCHASE ORDER RE ANNUAL REQUIREMENT OF PERIODICALS**

Recommendation

It is the recommendation of the City Librarian and the Director of the General Services that City Council authorize a purchase order to be issued for an anticipated amount not to exceed \$55,000 to Popular Subscription Services, to furnish the annual requirement of periodicals for the Torrance Public Library.

MOTION: Councilwoman O'Donnell moved to approve the Consent Calendar as written. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

9. **TRANSPORTATION / PUBLIC WORKS**

9a. **DRAFT UPDATE - 1997 CONGESTION MANAGEMENT PLAN**

Recommendation

It is the recommendation of the Planning Director that City Council receive information regarding the Draft 1997 Congestion Management Plan and concur with staff recommendation to support the Draft Plan. It is further recommended that City Council direct staff to prepare a letter indicating support for the Draft Plan and submit it to the Los Angeles County Metropolitan Transportation Authority Board of Directors.

Transportation Planner Buchman presented the staff report (per written material of record). Mayor Hardison commended Ms. Buchman for her work on the Congestion Management Program (CMP) Policy Advisory Committee representing the City and South Bay Cities Council of Governments (SBCCOG).

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

11. **PLANNING & ZONING MATTERS**

11a. **ORDINANCES RE SKYPARK, DOWNTOWN AND INDUSTRIAL REDEVELOPMENT PROJECTS**

Recommendation

It is the recommendation of the Redevelopment Agency that City Council adopt the AB1290 ordinances amending time limitations for the Redevelopment Plans for Skypark, Downtown and Industrial Redevelopment Projects to conform to the requirements of Health and Safety Code Section 33333.6.

Senior Principal Planner Bihn presented the staff report (per written material of record).

ORDINANCE NO. 3442

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE SKYPARK REDEVELOPMENT PROJECT TO CONFORM CERTAIN PROVISIONS IN THE PLAN TO THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 33333.6

MOTION: Councilman Nakano moved for the adoption of Ordinance No. 3442. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

ORDINANCE NO. 3443

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT TO CONFORM CERTAIN PROVISIONS IN THE PLAN TO THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 33333.6

MOTION: Councilman Nakano moved for the adoption of Ordinance No. 3443. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

ORDINANCE NO. 3444

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE REDEVELOPMENT PLAN FOR THE TORRANCE DOWNTOWN REDEVELOPMENT PROJECT TO CONFORM CERTAIN PROVISIONS IN THE PLAN TO THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 33333.6

MOTION: Councilman Nakano moved for the adoption of Ordinance No. 3444. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13. **ADMINISTRATIVE MATTERS**

13a. **AGREEMENTS RE TORRANCE AREA CHAMBER OF COMMERCE 1997-98**

Recommendation

It is the recommendation of the City Manager that City Council approve two agreements with the Torrance Area Chamber of Commerce:

- (1) for the performance of specified professional services by the Torrance Area Chamber of Commerce in an amount not to exceed \$14,868; and
- (2) for the operation of the Torrance Conference and Visitors Bureau for an amount not to exceed \$57,375.

Assistant to the City Manager Sunshine presented the staff report (per written material of record).

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

13b. **REPEAL OF RESOLUTION NO. 90-121**

Recommendation

It is the recommendation of Human Resources Director and the City Manager that City Council repeal Resolution No. 90-121, effective December 31, 1997. It

is further recommended that Council approve the purchase of commercial insurance instead of providing Workers' Compensation benefits.

Risk Manager Sellers presented the staff report (per written material of record).

MOTION: Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

13c. **FIBER OPTIC NETWORK AND DATACOMMUNICATION INFRASTRUCTURE**

Recommendation

It is the recommendation of the Systems Director that City Council award a contract in the amount not-to-exceed \$238,345.93 to Network Infrastructure Corporation (NIC) for a Fiber Optic Network and Datacommunications Infrastructure.

Information Systems Director Jenno presented the staff report (per written material of record).

MOTION: Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

14. **HEARINGS**

14a. **CONDOMINIUM PROJECT - 22509 KENT AVENUE**

Heard out of order, see pages 7-11.

16. **SECOND READING ORDINANCES**

16a. **ORDINANCE NO. 3441**

ORDINANCE NO. 3441

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF SKYPARK DRIVE APPROXIMATELY 1,500 FEET WEST OF CRENSHAW BOULEVARD FROM M-2 (HEAVY MANUFACTURING) TO PD (PLANNED DEVELOPMENT).

MOTION: Councilman Nakano moved for the adoption of Ordinance No. 3441. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

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At 7:45 p.m., the City Council met concurrently as the Torrance Redevelopment Agency. At 7:46 p.m., the consideration of regular Council business was resumed in joint session with the Redevelopment Agency.

The Council recessed from 7:46 p.m. to 8:00 p.m.

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14a. **CONDOMINIUM PROJECT - 22509 KENT AVENUE**

Recommendation

It is the recommendation of the Planning Director that City Council:

(1) approve VAR97-0002 allowing a tandem parking arrangement to satisfy a portion of the required parking for the subject project, and;

(2) deny the appeal and approve CUP97-0013 to allow the construction of 21 attached condominium units, and TTM52303, a one-lot subdivision for condominium purposes.

VAR97-0002, CUP97-0013, TTM52303 (EAS97-0006): ANASTASI DEVELOPMENT (CHERYL VARGO, REPRESENTATIVE)

In a slide presentation, Senior Principal Planner Gibson pointed out the location of the units and their designated parking spaces on the subject property, and noted that the Planning Department and the Planning Commission (with a vote of 4-2, one Commissioner abstaining) were recommending approval of the project and denial of the appeal. Mr. Gibson confirmed that the tandem parking arrangement has been used successfully in other developments in the City in order to comply with the City's stringent parking requirements.

Representing the applicant, Ms. Cheryl Vargo, 5147 Rosecrans Avenue, Hawthorne, stated that the project is consistent with General Plan's relatively new designation called "Medium-High Density", and that the 3-bedroom units fulfill a vital need, providing housing for families with low to moderate incomes, as well as first time buyers. Ms. Vargo noted that the proposed plan calls for 21 units, half the 44 permitted, and 13 more parking spaces than the code's requirement, and presented renderings of the site plan and the elevation as viewed from the church property.

Mr. Cris O'Neill, 926 Fonthill Avenue, appellant on behalf of the Bread of Life Church (BOLC), related the church's primary objections to the proposed development as follows: that since surrounding properties have existing uses that are non-residential, the proposed multi-family residential usage is incompatible with the neighborhood at the present time; that tandem parking is inconvenient and as a result some condominium residents will park on the street, exacerbating parking problems in the area; and that because of the proposed development's close proximity to the BOLC's classroom buildings and playgrounds, it will significantly hinder the use of these facilities for classroom, pre-school and fellowship purposes by reducing privacy and causing the curtailment of outdoor activities due to concerns about noise levels. He stated that the church recognizes the developer's right to develop the property, but requested that the Council send the project back to the Planning Department so the BOLC's concerns can be adequately addressed and solutions acceptable to both parties can be found.

Mayor Hardison strongly objected to Mr. O'Neill's statement in the appeal (No. 7) that "the proposed development will negatively impact the ethnic cultural values of BOLC's 600 member congregation," noting that Torrance has long been recognized as a City committed to cultural diversity.

Referring to a recent Sunday morning visit to the site, Mayor Hardison observed that the BOLC has a serious parking problem unrelated to the new development. Mr. O'Neill acknowledged the problem, but stated that it was compounded by the recent fencing of the subject property where church parking had been permitted on Sundays. In response to Councilman Messerlian, Mr. O'Neill confirmed that BOLC had engaged in negotiations to buy the property but was outbid by Anastasi Development.

Councilman Walker discounted tandem parking as an issue, and noted that the real issue seemed to center on BOLC's concerns about the church's impact on residents of the proposed development. He congratulated the BOLC for having a thriving, successful church, and stated that people moving into the development would be fully aware of the pros and cons of living next door to a church, and parking problems and any other problems that develop can be worked out.

Mr. Paul Fu, 3332 Candlewood Road, in a slide presentation, offered views of the surrounding neighborhood and a visual tour of the BOLC property, including views from the classroom building most impacted by the proposed development. He urged the Council to consider the negative impact the project will have, with respect to air and sunlight, on the two-story classroom building.

Mr. Timothy Woo, 2302 W. 268th Place, provided factual information about the BOLC's child-care programs, and requested, if the project is approved, that the demolition process be carried out in a way that won't negatively impact the church's activities and cause the loss of participants.

Mr. John Long, 22523 Kent Avenue, a member of the BOLC's steering committee, called attention to the many petitions submitted to the Council by concerned residents in opposition to this project, and stated that the church had not been afforded sufficient opportunity to express their concerns to the developer and that alternatives had not been explored. He read a letter into the record from former Planning Commissioner Rizzardi as follows:

"When I was on the Planning Commission I made several studies which determined that tandem parking was totally ineffective in relieving traffic. Residents use it for everything but parking. We found that such spaces were used for storage, etc. Tandem parking is impractical and should not be used as a means of meeting parking requirements"

Ms. Vargo returned to the podium to address the issues raised by the BOLC. She stated that tandem parking was very similar to parking in driveways in front of garages of single-family residences; that what appeared to be 20-foot setbacks of nearby properties in Mr. Fu's slides were actually 20-foot driveways, as required by code; and that double-paned windows will be installed on the north, west, and south perimeter units to mitigate noise problems. Ms. Vargo indicated that the developer had met with the BOLC, but there was no way to redesign the project in order to alleviate their concerns and still have a feasible project. She noted that one of the reasons the church's school building would be in such close proximity to the new condominiums was because the BOLC requested and was granted a waiver of 10 feet of the required 20-foot setback to the north in 1987.

Councilman Messerlian asked about the possible elimination of the six-foot block wall to the north and east of Unit 21 and the east of Units 1 & 2 in front of the building, thereby enhancing the aesthetics of the building and improving the visibility of cars exiting the driveway. Mr. Vargo advised that the wall to the north of Unit 21 was unnecessary and could be eliminated, and the front wall could be lowered or replaced with wrought iron and/or landscaping.

Mr. Fu stated that Anastasi Development had met many times with the homeowners to the west of the property in order to satisfy their concerns, and requested the same consideration be given to his church with 600 members. He reiterated his request that Council not approve the project until further attention is given to the issues raised by the BOLC.

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

Councilman Lee voiced approval for the project, stating that the BOLC had had ample opportunity to air their concerns at two public meetings (Planning Commission and City Council) and that most of their problems are not related to the new development. He noted that he had served on the Planning Commission with Commissioner Rizzardi and disagreed with his assessment of tandem parking.

Councilman Messerlian stated that he would support the project but expressed concerns about the project's Floor Area Ratio (FAR) exceeding .65 and cautioned staff to be mindful of .65 limitation in the future.

Mayor Hardison questioned whether the condominiums could be reconfigured in order to provide more space between the units and the BOLC classroom buildings and to allow more sunlight into the facilities. Senior Principal Planner Gibson replied that the applicants had efficiently used the property in terms of meeting requirements for access and circulation, and very little could be gained in view of the constraints of the long and narrow site. Mayor Hardison stated that despite her preference for more space next to the classrooms, she would be supportive of the proposed development. She requested that the BOLC be notified prior to demolition and directed staff to work with the church to find solutions to their parking problem.

MOTION: Councilman Lee moved to deny the appeal and approve the project. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

Councilwoman O'Donnell suggested that a Condition of Approval be imposed to insure that residents use garages for cars, and not storage. Councilman Nakano pointed out that such restrictions are commonly included in the Covenants, Conditions and Restrictions (CC&Rs). A discussion ensued regarding the merits of including such a condition and whether or not it would be enforceable, and City Attorney Fellows recommended the following addition to Resolution No. 97-153, Condition No. 7:

"The Covenants, Conditions and Restrictions shall contain restrictions to insure that sufficient parking space is available for all vehicles owned by each unit owner."

RESOLUTION NO. 97-153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 21-UNIT ATTACHED CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE C-1 ZONE AT 22509 KENT STREET

CUP97-0013: ANASTASI DEVELOPMENT CORPORATION

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-153 as amended. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

RESOLUTION NO. 97-154

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE FROM THE OFF-STREET PARKING REQUIREMENTS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE USE OF TANDEM PARKING FOR A PORTION OF THE REQUIRED PARKING IN CONJUNCTION WITH THE CONSTRUCTION OF A 21-UNIT ATTACHED CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE C-1 ZONE AT 22509 KENT STREET

VAR97-0002: ANASTASI DEVELOPMENT CORPORATION

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-154. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

RESOLUTION NO. 97-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE C-1 ZONE AT 22509 KENT STREET

TTM52303: ANASTASI DEVELOPMENT CORPORATION

18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. Councilman Lee expressed his disappointment and frustration over the defeat of Measure K (school bonds), and criticized opponents for their shortsightedness since Torrance's excellent schools benefit all homeowners in terms of higher property values.

He proposed that the City and the Torrance Unified School District work together to explore cost-cutting measures and options for funding the District's immediate capital needs.

19b. Councilwoman O'Donnell agreed with Councilman Lee, stating that she received an excellent education in public schools, and society has a moral obligation to provide the same for the current generation.

19c. Councilman Messerlian noted that he, Councilman Nakano and Councilwoman Cribbs currently serve on a joint committee with the District, where concerns about the shooting range near Towers Elementary were brought to his attention. He reported that recent legislation may have some bearing on the issue and requested a legislative update.

19d. Councilman Nakano concurred with Councilman Lee, adding that it's important not to lose sight of the fact that a safe community is the first and foremost concern of residents followed closely by good schools.

19e. Responding to Councilman Nakano's inquiry, Planning Director Ferren advised that the traffic signal at Jefferson and Crenshaw would be operational on Thursday, November 20.

19f. Councilwoman O'Donnell invited the public to attend the Torrance Rose Float Association's "Queen's Reception" on Saturday, November 22 from 7:00 p.m. to 9:00 p.m. at the Cultural Arts Center. For fee information call 618-2930.

19g. Mayor Hardison commented on road improvements on Hawthorne Boulevard.

19h. Mayor Hardison related her attendance at a meeting the previous evening regarding the proposal to split the 310 Area Code and asked to have the matter agendized for further discussion by the Council.

19i. Councilman Nakano offered the 12-digit number as a solution to the area code splitting dilemma.

19j. Councilman Walker stated that it was important that the City not accept an overlay or any area code split that would divide the City in any way.

19k. Mr. Aaron Johnson, 3140 Newton Street, provided Council with information regarding MTBE, a fuel additive currently being used.

19l. Mr. Michael White, 16300 Crenshaw Blvd., brought up issues related to the operation of the Pioneer Theatre Swap Meet.

20. **EXECUTIVE SESSION**

At 10:30 p.m., pursuant to California Government Code Sections 54957.6, 54956.9(a), 54956.9(b) and 54956.8, the Council recessed into a closed session to confer on matters listed on the meeting agenda.

Councilman Lee left City Hall at 11:15 p.m.

The Council returned to Chambers at 11:23 p.m. No formal action was taken on any matter heard in closed session.

21. **ADJOURNMENT**

At 11:23 p.m., the City Council and the Redevelopment Agency adjourned to Tuesday, November 25, 1997, 7:00 p.m. in the Council Chambers.

***** Adjourned in Memory of George Anderson **
Frank Masi and Betsy Matthews***