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TORRANCE CITY COUNCIL – FEBRUARY 25, 2020

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At 11:11 p.m., the City Council adjourned to Tuesday, MARCH 10, 2020 at 5:30 p.m. for closed session, with regular business commencing at 7:00 p.m. in the Council Chamber.

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular meeting on Tuesday, February 25, 2020 at 5:30 p.m. in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Chen, Herring, Goodrich*, Griffiths, Mattucci, Rizzo and Mayor Furey Councilmember Herring joined the meeting. (06:58 pm)

Absent: Councilmember Herring

Present: City Manager Jackson, Assistant City Manager Chaparyan, City Attorney Sullivan, City Clerk Poirier and other staff representatives

Agenda Item 14 was considered out of order at this time.

14. CLOSED SESSION

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 14A) Conference with Real Property Negotiator pursuant to California Government Code § 54956.8); and 14B) Conference with Legal Counsel – Existing Litigation pursuant to California Government Code §54956.9(d)(1).

The City Council reconvened in public session at 7:01 p.m. No formal action was taken on any item considered in closed session.

2. FLAG SALUTE/ INVOCATION

The flag salute was led by Councilmember Griffiths

The non-sectarian invocation was given by Councilmember Herring

3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA/ MOTION TO WAIVE FURTHER READING

City Clerk Poirier reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's website on Thursday, February 20, 2020.

MOTION: Councilmember Chen moved that after the City Clerk has read aloud the number and title of 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 Rizzo and passed by 7-0 vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

No items were withdrawn or deferred. Supplemental material available for items: 9D and 10A.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Chen announced the Employee Relations and Public Safety Committee met today Tuesday, February 25, 2020 and staff presented the Torrance Fire Department Annual Update and Office of Emergency Services Annual Report. It also included the final design of the future Emergency Operations Center. A City Council presentation is anticipated for July 2020. The Torrance Fire Department Annual Update and OES Annual Report will be presented at the March 17, 2020 City Council Meeting.

City Clerk Poirier reminded the public that the General Municipal Election is March 3, 2020. To find a vote center, go to www.LAVote.net. Vote Centers are currently open for early voting and will be open from 7 a.m. to 8 p.m. on Election Day and Vote by Mail ballots can be mailed with the pre-paid postage or dropped off at a drop box.

Chief Serna announced the Torrance Refining Company monthly community alert siren testing will take place Wednesday, March 4, 2020 at 11:30 a.m. For more information contact (310) 212-1852.

6. COMMUNITY MATTERS

6A. PROCLAMATION RE CALIFORNIA ARBOR WEEK

Mayor Furey presented a proclamation to Public Works Streetscape Supervisors Luis Ochoa and Jose Urtez. In celebration of Arbor week.

6B. PRESENTATION BY THE VIETNAM VETERANS OF AMERICA SOUTH BAY CHAPTER 53

Members of the Vietnam Veterans of America South Bay Chapter 53 gave a brief presentation. Bob Chiota, Social Services Commission, presented a token of his appreciation recognizing the support the City has shown Veterans of America South Bay Chapter 53.

6C. 2020 CENSUS ANNOUNCEMENT

Donna Duperron presented the 2020 Census Complete Count Ad Hoc committee. The 2020 Census will begin April 1st and everyone is encouraged to participate. For more information visit www.2020census.gov.

6D. 2020 TOILETRY DRIVE ANNOUNCEMENT

Social Services Commissioner Bob Chiota announced a toiletry drive to benefit organizations that serve the homeless in Torrance. The commission is seeking donations of the new un-open items full size or travel size shampoo, conditioner, body wash, toothpaste, toothbrushes, body wipes and items of personal hygiene products. No hotel products will be accepted. Collection bins have been placed in the lobbies of the following locations: City Hall, Human Resource Building, all Torrance Library Branches, Fire Station 1 and the Police Department. The drive will benefit Interfaith Service, Family Promise of South Bay and 1736 Family Crises Center and Star Incorporated Homes. For more information about the donation drive please visit www.torranceca.gov/helpothers or call 310-618-5880.

6E. HOMELESS PLAN LISTENING SESSIONS ANNOUNCEMENT Social Services Commissioner Deborah Bickford stated a joint meeting was held between City Council and the Social Services Committee. At the meeting staff was directed to move forward on a homeless plan. The homeless taskforce is scheduling community workshops. The workshops are scheduled to be held on Thursdays, February 27th, March 26th and April 23rd at 6:00 p.m. in the City Council Chambers. They are also hosting an online survey on the committee website at www.torrance.gov/homelessplan or call 310-618-5880.

7. ORAL COMMUNICATIONS #1

Members of the public spoke.

8. CONSENT CALENDAR

8A. APPROVAL OF MINUTES

Recommendation of the City Clerk that City Council approve the City Council minutes of January 14, 2020.

All items on the Consent Calendar were considered routine and were enacted by one motion and one vote. There was no separate discussion of these items.

8B. LEGAL AND CONSULTANT SERVICES RELATING TO T-155 – I-405 AT 182nd ST./CRENSHAW BLVD. OPERATIONAL IMPROVEMENTS PROJECT

Recommendation of the City Attorney that City Council approve a third amendment to the fee agreement with Richards, Watson & Gershon, PC of Los Angeles, CA (C2018-043) in the amount of \$110,000, for a new not-to-exceed amount of \$199,200, for legal and consultant services relating to T-155 – I-405 at 182nd St./Crenshaw Blvd. Operations Improvements Project.

8C. THE LIBRARY COMMISSION CONVENING FIVE REGULAR SCHEDULED MEETINGS IN 2020 AT THE BRANCH LIBRARIES

Recommendation of the Community Services Director that City Council approve the Library Commission convening five regularly scheduled meetings in 2020 at the branch libraries rather than the Katy Geissert Civic Center Library.

8D. PURCHASE ORDER TO EXPAND CARD ACCESS CONTROL SYSTEM FOR REMAINING PORTIONS OF THE POLICE FACILITY

Recommendation of the Police Chief that City Council authorize a purchase order to JMG Security Services Inc. of Fountain Valley, CA in the amount of \$229,674 to expand the Department's card access control system for the remaining portions of the Police Facility and appropriate \$229,674 from the Department of Homeland Security Asset Forfeiture Account.

8E. SUBMISSION OF REQUIRED EQUAL OPPORTUNITY PROGRAM REPORT TO THE FEDERAL TRANSIT ADMINISTRATION

Recommendation of the Transit Director that City Council approve the submission of the Transit Department's Equal Employment Opportunity Program Report as required by the Federal Transit Administration.

8F. PURCHASE ORDER TO REPLACE CITY'S UNINTERRUPTED POWER SUPPLY SYSTEM

Recommendation of the Communications & Information Technology Director that City Council authorize a purchase order with LDP Associates, Inc. of Torrance, CA in the amount of \$126,754.23 to replace the City's Uninterrupted Power Supply system from March 1, 2020 to December 31, 2020.

8G. RENOVATIONS IN THE JAMES ARMSTRONG THEATRE

Recommendation of the General Services Director that City Council:

- 1) Adopt a Categorical Exemption under California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities) of the Guidelines implementing CEQA; and
- 2) Appropriate \$35,662.62 from FEAP 754 (TCAC Facility Repairs and Equipment) and \$1,999.12 from the Cultural Arts Center Operating Budget to FEAP 901 (Renovation of Restrooms – James Armstrong Theatre) for a new not-to-exceed project cost of \$337,661.74; and
- 3) Approve a first amendment to the contract services agreement with Meyers Construction Co. of Long Beach, CA (C2019-086) in the amount of \$37,661.74 for a new not-to-exceed contract amount of \$251,081.74, including the previous contingency of \$10,671 for renovation upgrades in the James Armstrong Theatre and extend contract term to December 31, 2020; and
- 4) Approve a change order to BOA Government Services of Torrance, CA (PO #2018-706) to extend the construction administration services to December 31, 2020 for various ADA upgrades in the James Armstrong Theatre at no additional cost.

8H. DESIGN BUILD AGREEMENTS FOR TRANSIT AND FLEET LUBRICANT AND WASTE OIL STORAGE COLLECTION SYSTEMS

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

- 1) Adopt a Categorical Exemption under California Environmental Quality Act (CEQA) pursuant to Section 15301 (existing facilities) of the Guidelines implementing CEQA; and
- 2) Transfer \$6,502.35 from the Transit Operating budget; \$8,658.67 from the Fleet Vehicle Replacement; \$8,658.67 from Airport; \$8,658.68 from Water, and \$8,658.68 from Sanitation fund balances to the Facility, Equipment, Automation Plan FEAP 445 (Underground Storage Tanks Upgrade) for a new project total of \$2,530,718.73; and
- 3) Approve a second amendment to the design build agreement with EEC Environmental of Orange, CA (C2019-011) in the amount of \$6,502.35, for a new not-to-exceed contract amount of \$768,884.35, including the previous contingency of \$53,920 for design build replacement of lubricant storage and dispensing and waste oil collection and storage systems at Transit with extension of contract to December 31, 2020; and
- 4) Approve a second amendment to the design build agreement with EEC Environmental of Orange, CA (C2019-012) in the amount of \$34,634.70, for a new not-to-exceed contract amount of \$735,634.70, including the previous contingency of \$96,080 for design build replacement of lubricant storage and dispensing and waste oil collection and storage systems at Fleet and extension of contract to December 31, 2020.

8I. DEE HARDISON SPORTS CENTER RESTROOM RENOVATION

Recommendation of the General Services Director that City Council:

- 1) Adopt a finding that the project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and

- 2) Award a contract services agreement to Golden Gate Steel, Inc. dba Golden Gate Construction of Norwalk, CA (B2019-50) in the amount of \$226,168 with a 5% contingency of \$11,308 for Dee Hardison Sports Center restroom renovation for a one-year period beginning February 25, 2020 and ending February 24, 2021; and
- 3) Approve a 10% project management fee of \$22,617; and
- 4) Appropriate \$275, 093 in Proposition A Grant Funds to the new project.

MOTION: Councilmember Herring moved to approve all Consent Calendar items. The motion was seconded by Councilmember Goodrich and passed by 7-0 vote.

9. ADMINISTRATIVE MATTERS

9A. TRANSIT COMPREHENSIVE OPERATIONAL ANALYSIS AND IMPLEMENTATION OF TRANSIT TOMORROW PLAN

Recommendation of the Transit Director that City Council:

- 1) Approve the completed "Torrance Transit Tomorrow Plan," a comprehensive operational analysis of the transit system; and
- 2) Authorize staff to begin the initial implementation of the plan for Phase 1 beginning in July of 2020 which entails expansion of Line 4X service; realigning Lines 5, 7, and Rapid 3; and extending Lines 9 and 10.

Transit Director Turner presented the Comprehensive Operational Analysis, Torrance Transit Tomorrow Plan which was approved by the council back in June of 2018. The past 18 months staff has worked diligently and done extensive research in order develop a beneficial plan. The findings and recommendations where presented.

Transit Administration Manager Lee stated the goal is to examine our current resources and funding level. The Transit Department evaluated the ridership market and pattern. Transit staff is going to implement this plan over the next 6 years. Transit held several community meetings from November 2019 to June 2019 to engage the community. Future goals are to expand operating hours to 24 hours in order to meet the community's needs.

Transit Administrative Analyst MacDougall shared the six phases of the implementation of the plan. He stated the plan Transit is implementing will address all the needs of the community.

Councilmember Mattucci questioned if the schedules will be adjusted to traffic patterns.

Transit Director Turner responded adjustments have been made to some of the routes, but when adjustments are made there is a funding element attached to it. Transit is currently looking into cost neutral elements and routes that are nonperforming and allocating them to other lines in order to improve the times to several routes. Unfortunately, the Transit Department cannot foresee all road conditions and delays but they have put systems in play to help adjust routes according to traffic delays.

Councilmember Herring commended staff on the detailed report and study. He attended the resent ribbon cutting at the Del Amo fashion fair and felt it was impressed and cutting edge. He asked if there is a projected timeline for each phase.

Administrative Analyst MacDougall stated the plan is to be implemented over the next six years starting July of 2020.

Transit Director Turner responded this is the city's long-range plan, which is a ten-year plan, but staff has decided to be aggressive and complete it over the next 6 years, due to the new NFL stadium. Transit is working closely with the City of Inglewood in order to provide transit services from Torrance to Inglewood, especially for special events. In response to Councilmember Chen, Transit Director Turner responded that Transit would monitor the costs throughout the different phases and address as necessary.

Administrative Analyst MacDougall stated as services are increased an increase in grants can be anticipated.

Members of the public spoke.

MOTION: Councilmember Mattucci moved to approve and authorize staff to implement the Plan. The motion was seconded by Councilmember Rizzo and passed by 7-0 vote.

9B. SUBMISSION OF FISCAL YEAR 2019-2021 SHORT RANGE TRANSIT PLAN

Recommendation of the Transit Director that City Council approve the Fiscal Year 2019-2021 Short Range Transit Plan for submission to the Los Angeles County Metropolitan Transportation Authority.

A member of the public spoke.

MOTION: Councilmember Mattucci moved to approve motion. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

9C. AWARD PUBLIC WORKS AGREEMENT FOR RESIDENTIAL STREET REHABILITATION (AREA A)

Recommendation of the Public Works Director that City Council:

- 1) Determine that the approval of Residential Street Rehabilitation (Area A) is categorically exempt from environmental review pursuant to Section 15301(c) of the Guidelines implementing California Environmental Quality Act (CEQA); and
- 2) Approve the plans and specifications for the Residential Street Rehabilitation (Area A); and
- 3) Award a Public Works agreement to All American Asphalt of Corona, CA (B2019-55) in the amount of \$2,133,840, with a 10% contingency of \$213,384, for construction of the Residential Street Rehabilitation (Area A) for a two-year period beginning February 25, 2020 and ending February 24, 2022.

Members of the public spoke.

Councilmember Chen questioned if this project would include sidewalks on Neece Avenue.

Associate Civil Engineer Gatza responded the asphalt on the road on Neece Avenue would be redone, with the residents requested to maintain the appearance of no sidewalks to preserve a rural look.

Councilmember Mattucci shared he has noticed a lot of sidewalks in the City of Torrance abruptly end and questioned if there is a reason they are not completed.

City Manager Jackson stated new sidewalks have to be installed by homeowners at their expense and many are against adding sidewalks and decline to install them.

Public Works Director Bilezerian explained Measure R was a half-cent sales tax measure, which allowed the City to make improvements related to local highways including sidewalks, drainage, gutters, pavements, and other road related improvements. In response to Councilmember Mattucci, he responded Measure R funding could be used for road improvements and ADA compliance improvements. This funding has been primarily used for pavement projects.

Associate Civil Engineer Gatza responded to Mayor Furey the funding comes from gas tax, Measure M local return and Measure R local return.

Members of the public spoke.

MOTION: Councilmember Griffiths moved to approve motion. The motion was seconded by Councilmember Herring and passed by 7-0 vote.

9D. REALLOCATION OF 1.0 SENIOR ADMINISTRATIVE ASSISTANT POSITION TO 1.0 SUPERVISING ADMINISTRATIVE ASSISTANT POSITION

Recommendation of the Civil Service Commission and the City Manager that City Council approve the reallocation of 1.0 Senior Administrative Assistant position assigned to the Community Development Department to the classification of 1.0 Supervising Administrative Assistant position.

Human Resources Analyst Winders stated the Community Development Director requested a study be conducted of the Senior Administrative Position to determine if the salary was allocated at the appropriate classification level. It was determined the position should be allocated to Supervising Administrative Assistant position. There expenditure is within the Community Development Departments operating budget.

A member of the public spoke.

MOTION: Councilmember Goodrich moved to approve motion. The motion was seconded by Councilmember Herring and passed by 6-1 vote.

9E. DEBRIEF ON 2019 SEASIDE RANCHOS HOLIDAY LIGHTS DISPLAY

Recommendation of the City Manager that City Council debrief on the 2019 Seaside Ranchos Holiday Lights Display and provide Staff with direction regarding the 2020 Seaside Ranchos Holiday Lights Display.

Management Associate Wand debriefed the City Council on the 2019 Seaside Ranchos Holiday Lights Display regarding safety concerns. She stated several measures were taken by the City during the 2019 display to address the public health and safety concerns, these measures can be found on page one of tonight's staff report. These measures were approved as a one-time cost of the public works operating budget, ongoing funding for some or all of these items would require budget action as part of the fiscal year 2020-2021 budget process. In a separate item brought forward by the City Attorney office on October 15, 2019 Council approved a one-year pilot program for the Seaside Ranchos Neighborhood that was effective from Thanksgiving Day to New Year's Day relating to cottage food vendors and sidewalk vendors. Staff is asking for direction from the City Council on how to proceed for the 2020 display.

Trisha Blanco, President of the Neighborhood Association stated the association worked the whole year with City Staff and the pilot program was an improvement. She further stated there was a strong police presence and there was some confusion with the new ordinances and participating vendors. The pilot program addressed many of the issues that required attention and was a success. In response to Councilmember Goodrich's suggestion, Ms. Blanco agreed another debrief would be helpful.

Councilmember Griffiths expressed his concern with only allowing cars to park on one side of the street.

Councilmember Chen questioned if there is an option for it to be self-funded.

Councilmember Mattucci commented the parking has been an issue and felt the parking restrictions were a bit excessive. He stated scheduling at least 2 meetings with the public will allow the council to address any community concerns.

Councilmember Goodrich stated this event may be self-funding in the future due to the tax revenue from all the outside people visiting the City.

Members of the public spoke.

MOTION: Councilmember Goodrich moved to accept and file and direct staff to have discussions with the Neighborhood Association and bring back the Community Development and Enrichment Committee. The motion was seconded by Councilmember Mattucci and passed by 7-0 vote.

The City Council recessed from 9:25 p.m. to 9:39 p.m.

10. HEARINGS

10A. **CUP19-00018, DIV19-00005, ZON19-00001, GPA19-00001 (EAS19-00002): BRIDGE DEVELOPMENT PARTNERS**

Recommendation of the Planning Commission and Community Development Director that City Council:

- 1) Deny the appeal; and
- 2) Adopt a Mitigated Negative Declaration; and
- 3) Adopt an Ordinance approving a Zone Change from the P-D Zone (Planned Development District) to M-1 Zone (Light Manufacturing District); and
- 4) Approve an Ordinance Summary for publication; and
- 5) Adopt Resolutions approving a Conditional Use Permit to allow the construction of three light industrial buildings, a Division of Lot to allow the subdivision of one parcel into three parcels, and a General Plan Amendment from the General Commercial (C-GEN) land use designation to Light Industrial (I-LT) land use designation, on property located in the P-D Zone (M-1 Zone Change Pending) at 2751 Skypark Drive (APN: 7377-009-019).

Planning Manager Oscar Martinez presented agenda item 10A.

In response to Councilmember Mattucci's question regarding the cross access easement, parking shortage and traffic impact report, Planning Manager Martinez responded it is a typical request of the City. The parking ratio 1 of 400 is the manufacturing rate. The applicant has agreed to work with staff to provide additional parking if needed.

Community Development Director Santana confirmed it is referred to as the spine road. Staff was in discussion with the applicant from the beginning regarding the spine road retention in the resulting site plan. The spine road provides access from the North and South entrances. It is on private property and each parcel is responsible for the maintenance of the road. There are no truck routes on Skypark Drive although there will be some truck trips to access the site but the remainder truck trips will use the specific truck routes.

In response to Councilmember Chen, Public Works Director Bilezerian stated they would not recommend a stop sign because of the volume of traffic and the classification of road way. His understanding is the volume of traffic on this particular road will not increase as part of the proposed project.

Community Development Director Santana confirmed staff has recommended a condition to increase the amount of available parking in the set back. The requested number of parking spaces was around 806, if it becomes necessary additional measures will be taken to help slow down speeding traffic in the spine road.

Councilmember Griffiths disclosed he met with the developer and his decision will be based on materials and testimony during the hearing. He voiced his concern on the truck traffic in the turn lane at the intersection of Pacific Coast Highway and Crenshaw which is already impacted.

Councilmember Goodrich disclosed he met with the developer, and is not in favor of a warehouse at this location. He would prefer a research facility to a warehouse facility. He questioned if staff have an issue lowering the required 70% maximum warehouse square footage to 50%. He shared his concern with only a 700 parking space configuration that ten electric spaces will not accommodate the need and it should be increased and would like electric parking spaces for trucks. He suggested the City should explore a development agreement with the applicant.

Community Development Director Santana referenced recommended condition number 54 that establishes if a building exceeds 70% in floor area it would require further review by Community Development. He referred the Council to inquire with the applicant to verify what percentage they would feel comfortable with.

Councilmember Rizzo disclosed he too met with the developers but his decision would be based on the information provided tonight. He stated if the 806 spaces they have allowed is based on the project as proposed the parking is 10 spaces short. He questioned if charging stations for the electric trucks has been discussed with the developer.

Community Development Director Santana stated it is based on the project as proposed. Staff has it as recommended condition number 55.

Councilmember Herring disclosed that he met with the developers, his decisions would be based on the information provided tonight. He suggested that staff look into light industrial businesses.

Councilmember Mattucci disclosed he met with the developers and his decision would be based on the information provided tonight.

In response to Councilmember Mattucci's question, Community Development Director Santana responded it is a long-standing practice of the City to administratively appeal any planning commission action that wouldn't otherwise come before this spot. In this case there are a number of entitlements that will be presented to council tonight, including a conditional use permit and a divisional plot. It has been the practice of staff to always give the entire package to council.

Mayor Furey disclosed he also met with the developers, his decision would be based on the information provided tonight.

Councilmember Chen confirmed he too met with the developers, his decision will be based on the information provided tonight.

Brendon Kotler, Executive Vice President for Bridge Development responded to Councilmember Chen stating he stands by the traffic study and feels it is accurate. He agreed with Councilmember Goodrich that it is important to make sure the buildings are available to the best use possible to ensure they don't lose out on tenants. He confirmed he is willing to work with staff on any concerns.

Mayor Furey shared he agrees the project is a good concept for the location and appreciates the applicant's willingness to work with staff.

Mr. Kotler stated the site has sat vacant and that is why they have been flexible with changes to parking and tenants.

Councilmember Goodrich stated he does not feel having hundreds of delivery vehicles zooming around is what the residents want.

Mr. Kotler stated having an open dialog about the City and its uses is something they are fully supportive of.

Councilmember Goodrich questioned if the applicant is willing to increase the number of charging stations based on the tenant's occupancy. He also asked if the applicant is willing to enter into a development agreement and if the applicant agrees would there be a preferred method arranging for this.

Mr. Kotler responded he would defer to City Council on this, he feels it is late in the process to impose a development agreement.

Community Development Director Santana stated usually a development agreement is something that is proposed in conjunction with the development application. He questioned if the Council has interest in exploring a development agreement.

Councilmember Goodrich said personally he would like funding for a tech incubator.

Mr. Kotler responded it has been our experience that development agreements are typically applied in situations where a developer is requesting something outside of the standard development terms. In this case the lot was vacant, he has been open throughout the process and feels they are past the point of tech incubator.

In response to Councilmember Herring, Community Development Director Danny Santana responded solar panels over the parking was raised in the public correspondence and was submitted. It is not a requirement of the Building Code, at least not for commercial industrial until the year 2030. The applicant does not have any identified conditions that would mandate a solar installation.

In response to Councilmember Herring's inquiry on solar panels over the parking, Mr. Kotler stated not amenable to installing solar as solar is based upon electrical use. Light industrial industry rarely meets the demand, which would not make it cost effective.

Community Development Director Santana suggested rather than mandate the installation of solar panels, inquire with the applicant whether structurally loading the roof design to accommodate future solar panels would be something they would be willing to explore in their design.

Councilmember Rizzo agreed with structurally loading the roof design in order to prepare for the future need of solar panels is the best option.

Members of the public spoke.

MOTION: Councilmember Griffiths moved to close public hearing. The motion was seconded by Councilmember Rizzo and passed by 7-0 vote.

MOTION: Councilmember Mattucci moved to deny the appeal, adopt a mitigated Negative Declaration, adopt an ordinance approving Zone Change, approve an ordinance summary for publication, adopt resolutions approving Conditional Use Permit, to keep ratios the same as a warehouse and increase the minimum amount of electric charging spaces from 10 to 15. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

MOTION: Councilmember Mattucci moved to adopt Ordinance no. 3866. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

MOTION: Councilmember Mattucci moved to adopt Resolution no. 2020-08. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

MOTION: Councilmember Mattucci moved to adopt Resolution no. 2020-09. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

MOTION: Councilmember Mattucci moved to adopt Resolution no. 2020-10. The motion was seconded by Councilmember Chen and passed by 7-0 vote.

A member of the public spoke.

The City Council recessed from 11:25 p.m. to 11:35 p.m.

11. **AGENCY AGENDAS** – None scheduled

12. SECOND READING ORDINANCES

12A. SECOND AND FINAL READING OF ORDINANCE NO. 3865

Second and Final reading of Ordinance No. 3865 amending sections 92.41.020 (Definitions), Section 92.41.030 (View Equity Claim Limitations), Sections 92.41.070 (Process for Resolution of Obstruction Disputes), Section 92.41.090 (Initial Reconciliation), Section 92.41.100 (Advisory Opinion), Section 92.41.110 (Mediation), Section 92.41.120 (Binding Arbitration), and Section 92.41.130 (Litigation), of the View Equity Ordinance.

Members of the public spoke.

MOTION: Councilmember Griffiths moved to adopt Ordinance no. 3865. The motion was seconded by Councilmember Rizzo and passed by 7-0 vote.

13. ORAL COMMUNICATIONS #2

Members of the public spoke.

Councilmembers Herring, Mattucci, Chen, Goodrich, Griffiths, and Mayor Furey spoke.

Councilmember Rizzo requested concurrence to have staff bring back an ordinance to be consistent with the Council Rules of Order.

14. CLOSED SESSION

Considered out of order, see page 1.

15. ADJOURNMENT

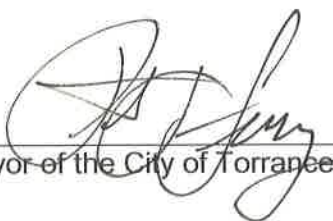
At 11:11 p.m., the City Council adjourned to Tuesday, March 10, 2020 at 5:30 p.m. for closed session, with regular business commencing at 7:00 p.m. in the Council Chamber.

MOTION: Councilmember Mattucci moved to adjourn. The motion was seconded by Councilmember Griffiths and passed by 7-0 vote.

Attest:



Rebecca Poirier
City Clerk of the City of Torrance



Mayor of the City of Torrance

Approved on April 14, 2020