

INDEX
TORRANCE CITY COUNCIL – FEBRUARY 9, 2016

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order/Roll Call	1
2. Flag Salute/Invocation	1
3. Affidavit of Posting/Waive Further Reading	1
4. Withdrawn, Deferred or Supplemental Items	1
5. Council Committee Meetings and Announcements	2
6. <u>COMMUNITY MATTERS</u>	
6A. Proclamation Honoring Bob Shafer	2
6B. Proclamation Advocating Volunteer Income Tax Assistance Program	2
7. <u>ORAL COMMUNICATIONS</u>	2
8. <u>CONSENT CALENDAR</u>	
8A. Amendment to Agreement for Recycling Services	3
8B. Subsidy of Rental Fees for Use of Wilson Park	3
8C. Revised Class Specification for Communications Supervisor	3
8D. Fee Agreement re Legal Services	3
8E. Acceptance/Appropriation of Friends of the Torrance Library Donation	3
8F. License Agreement for Groundwater Monitoring Well	3
8G. Agreement for Inspection Services for Del Amo Fashion Center Improvements and Other On-going Projects	3
10. <u>PLANNING AND ECONOMIC DEVELOPMENT</u>	
10A. Urgency Ordinance Extending Moratorium on Issuance of Building Permits for Alteration/Demolition of Historic Structures	4-5
12. <u>ADMINISTRATIVE MATTERS</u>	
12A. Resolution Implementing Pay Range for Staff Assistant Position	5-6
13. <u>HEARINGS</u>	
13A. PRE15-00002, WAV15-00009: 5207 Paseo de las Tortugas	6-8
17. <u>ORAL COMMUNICATIONS #2</u>	8
18. <u>EXECUTIVE SESSION</u>	1, 8
19. <u>ADJOURNMENT</u>	8

At 10:30 p.m., the meeting was adjourned to Tuesday, February 23, 2016 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber. Tuesday, February 16, 2016 is a City Council dark night.

**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 5:30 p.m. on Tuesday, February 9, 2016 in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Ashcraft, Barnett, Goodrich, Griffiths, Rizzo, Weideman and Mayor Furey.

Absent: None.

Present: City Manager Jackson, Assistant City Manager Giordano, City Attorney Fellows, City Clerk Poirier and other staff representatives.

Agenda Item 18 was considered out of order at this time.

18. EXECUTIVE SESSION

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 18A) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54956.8.

The City Council reconvened at 7:00 p.m. with all members present. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/ INVOCATION

The flag salute was led by Councilmember Rizzo.

The non-sectarian invocation was given by Councilmember Weideman.

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 on Thursday, February 4, 2016.

MOTION: Councilmember Rizzo 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 Weideman and passed by unanimous vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

No items were withdrawn or deferred; supplemental material was available for Items 8A, 10A, 12A and 13A.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

City Clerk Poirier announced that the nomination period for the Torrance General Municipal Election to be held on June 7, 2016 opens for candidates on Tuesday, February 16, and closes on Friday, March 11, and those interested in running should contact the City Clerk's office at 310-618-2870 to make an appointment to be issued nomination papers and review the candidate handbook.

Councilmember Ashcraft announced that sandbags are available to the public at Torrance Beach (305 Paseo de la Playa) and 3621 The Strand in Manhattan Beach, noting that there is a limit of 10 per person and the deadline to pick them up is March 6, 2016.

Councilmember Weideman reported that there have been no cases of West Nile virus infections in humans in L.A. County in the past year, however, there is a growing concern regarding the Zika virus. He described the way the Zika virus is spread, discussed symptoms and the risks to pregnant women, and offered tips for reducing the chance of infection. He noted that additional information is available on the Los Angeles County West Vector Control District website at www.lawestvector.org.

Mayor Furey reported that he attended a Los Angeles Board of Supervisors meeting earlier today at which a plan was presented that represents the most comprehensive effort ever undertaken in L.A. County to combat homelessness; that it be a coordinated effort involving more than 20 County departments working together with cities, other government entities and stakeholders; and that he looks forward to working with County leaders and other local elected officials in this endeavor.

6. COMMUNITY MATTERS

6A. PROCLAMATION HONORING BOB SHAFER

Mayor Furey presented a proclamation to Bob Shafer honoring him for his outstanding contributions and dedicated service to the Torrance community during his 44-year career with the YMCA and wished him well in his retirement. Steve MacAller was introduced as the new Executive Director of the Torrance - South Bay YMCA.

6B. PROCLAMATION ADVOCATING THE EARNED INCOME TAX CREDIT AND VOLUNTEER INCOME TAX ASSISTANCE PROGRAM

Mayor Furey presented a proclamation joining the California State Board of Equalization, the Franchise Tax Board and the Internal Revenue Service in advocating for the Earned Income Tax Credit and Volunteer Income Tax Assistance Program to Joemil Reguindin, Volunteer Income Tax Assistance Liaison for California State Board of Equalization.

7. ORAL COMMUNICATIONS #1

Bob Chiota, Bob Habel, Louise Fleming, Kaye Gagnon, Eric Calhoun, Janet Payne and Lloyd Brown spoke.

8. CONSENT CALENDAR

8A. AMENDMENT TO AGREEMENT FOR RECYCLING SERVICES

Recommendation of the Public Works Director that City Council approve a third amendment to contract services agreement C2007-115 to change the legal name from RockTenn CP, LLC to WestRock CP, LLC for recycling services with the City.

8B. SUBSIDY OF RENTAL FEES FOR USE OF WILSON PARK

Recommendation of the City Manager that City Council approve the subsidy of rental fees for the use of Wilson Park in the amount of \$120.00 for the South Bay Japanese American Citizens League (JACL) to host the Tanoshii Fun Camp scheduled for July 14, 2016.

8C. REVISED CLASS SPECIFICATION FOR COMMUNICATIONS SUPERVISOR – TELECOMMUNICATIONS

Recommendation of the Civil Service Commission and the Human Resources Administrator that City Council approve the class specification for the Communications Supervisor - Telecommunications.

8D. FEE AGREEMENT RE LEGAL SERVICES

Recommendation of the City Attorney that City Council approve a fee agreement with Liebert Cassidy Whitmore of Los Angeles, CA to provide legal services pertaining to personnel matter #A16-000044, in the amount of \$5,000.

8E. ACCEPTANCE/APPROPRIATION OF FRIENDS OF THE TORRANCE LIBRARY DONATION

Recommendation of the Community Services Director that City Council accept and appropriate a \$27,478.97 donation for the Summer Reading Program and a \$5,325.25 donation for a DVD/Blu-ray Resurfacing Machine from the Friends of the Torrance Library.

8F. LICENSE AGREEMENT FOR GROUNDWATER MONITORING WELLS

Recommendation of the Community Development Director that City Council approve a License Agreement with Honeywell International Inc. of Torrance, CA for two (2) groundwater monitoring wells for the former Honeywell facility located at 23215 Early Avenue.

8G. AGREEMENT FOR INSPECTION SERVICES FOR DEL AMO FASHION CENTER IMPROVEMENTS AND OTHER ON-GOING PROJECTS

Recommendation of the Community Development Director that City Council approve a consulting services agreement with Onward Engineering of Anaheim, CA in an amount of \$60,000, for inspection services for the Del Amo Fashion Center improvements and other on-going projects on an as requested basis.

MOTION: Councilmember Ashcraft moved for the approval of Consent Calendar Items 8A, 8B, 8C, 8D, 8E, 8F and 8G. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

10. PLANNING AND ECONOMIC DEVELOPMENT

10A. URGENCY ORDINANCE EXTENDING MORATORIUM ON ISSUANCE OF BUILDING PERMITS FOR ALTERATION/DEMOLITIONS OF HISTORIC STRUCTURES

Recommendation of the Community Development Director that City Council:

- 1) Adopt an Urgency Ordinance extending a moratorium on the issuance of building permits for alterations and demolitions of contributing and altered contributing structures identified in the Historic Resource Survey; and
- 2) Approve an Ordinance Summary for Publication.

Mayor Furey announced that this was the time and place for a public hearing on this matter. City Clerk Poirier confirmed that the hearing was properly advertised.

Planning Manager Lodan reported that staff was recommending that an Urgency Ordinance be adopted extending the current moratorium, which is due to expire on February 25, 2016, for an additional 10 months and 15 days to allow time for staff to hire a historic preservation consultant to prepare a historic preservation plan and ordinance in accordance with the Council's direction at the January 12, 2016 City Council meeting.

Councilmember Weideman voiced support for extending the moratorium. He requested information about the process for conducting a Historic Resource Survey in the Riviera area, which was provided by Community Development Director Gibson.

Responding to questions from the Council, Planning Manager Lodan provided clarification regarding the scope of the moratorium. Assistant City Attorney Sullivan confirmed that the moratorium could be ended sooner than 10 months and 15 days should the Council decide to do so.

Mayor Furey indicated that he envisioned a historic preservation program where participation would be voluntary so as not to infringe on property owners' rights.

Councilmember Rizzo and Councilmember Ashcraft expressed reservations about restricting a property owner's right to improve his or her property for an entire year.

Mayor Furey invited public comment.

Eric Calhoun voiced objections to the moratorium, explaining that it would interfere with his ability to expand and improve his home and he has already spent \$15,000 on the design process.

Terese Condon Yost urged that any historic preservation district be voluntary.

Greg Robinson expressed concerns about over-development in the old Torrance neighborhood and the impact on traffic.

Lisa Gonzales voiced objections to the moratorium and expressed concerns about its impact on people who have purchased property to redevelop it, as well as those who wish to sell their property in this area. She contended that only a small minority of property owners support the creation of a historic preservation district and that small basic houses built as inexpensive workforce housing do not merit protection.

Sonia Rodrigues urged that projects that have already been through the approval process be exempted from the moratorium.

Conna Condon expressed concerns that the moratorium would prevent people who had to delay plans to develop their property due to the recession from going forward with them now that the economy has improved.

Leo Godel voiced his opinion that any historic preservation district should be done on a block-by-block basis and only with the support of at least 80% of residents. He related his belief that it was beneficial for the city when older residential units with no parking are replaced with condominiums that comply with current parking standards.

Irene Alvarez related her belief that the moratorium is an infringement on property rights.

Diane Cota expressed concerns that a historic preservation program would add another layer to the already complicated Planning approval process and urged that any program be voluntary. She voiced her opinion that a year was too long for a moratorium.

Janet Payne provided clarification regarding the various historic preservation groups in Torrance and stressed the need for the City to hire a historic preservation consultant.

Roger Hart echoed calls for a voluntary historic preservation program.

Councilmember Weideman reiterated his support for extending the moratorium, relating his belief that it will not take a year to draft a historic preservation plan.

Councilmember Rizzo suggested the possibility of creating a Planning Commission review process, which would allow a project that maintains the quality and character of the neighborhood to be approved until a historic preservation plan can be put in place, rather than extending the moratorium.

The Council entertained the idea of extending the moratorium for a shorter period of three to six months, however staff explained that it would be difficult if not impossible to complete the task within this timeframe. It was the consensus of the Council to continue this matter to the February 23 City Council meeting and to direct staff to return with a list of building permit and planning applications currently in process that could be affected by the moratorium so the Council could consider making an exemption for them and to explore the possibility of creating a Planning Commission review process that would allow for projects to be approved if they meet certain criteria until a historic preservation plan is put in place. *

The City Council recessed from 8:58 p.m. to 9:09 p.m.

12. ADMINISTRATION MATTERS

12A. RESOLUTION IMPLEMENTING PAY RANGE FOR STAFF ASSISTANT POSITION

Recommendation of the City Manager that City Council adopt a Resolution amending Resolution No. 2014-60 for Certain Full Time Salaried and Hourly Employees implementing the pay range for the Staff Assistant assigned to the Citywide Training Team.

Assistant to the City Manager Chaparyan reviewed the staff recommendation and noted supplemental material available at the meeting.

MOTION: Councilmember Rizzo moved to concur with the staff recommendation. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

RESOLUTION NO. 2016-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AMENDING RESOLUTION NO. 2014-60 SETTING FORTH CHANGES TO THE
HOURS, WAGES AND WORKING CONDITIONS FOR CERTAIN FULL TIME
SALARIED AND HOURLY EMPLOYEES

MOTION: Councilmember Griffiths moved to adopt Resolution No. 2016-11. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

13. HEARINGS

13A. PRE15-00002, WAV15-00009: 5207 PASEO DE LAS TORTUGAS – KENT HOLTORF

Recommendation of the Planning Commission that City Council deny the appeal and adopt Resolutions denying a Precise Plan of Development to allow a new two-story single family residence with basement level, in conjunction with a Waiver of the fence height requirement, on property located within the Hillside Overlay District in the R-1 Zone at 5207 Paseo de las Tortugas.

Recommendation of the Community Development Director that City Council uphold the appeal and adopt Resolutions approving a Precise Plan of Development to allow a new two-story single family residence with basement level, in conjunction with a Waiver of the fence height requirement, on property located within the Hillside Overlay District in the R-1 Zone at 5207 Paseo de las Tortugas.

Mayor Furey announced that this was the time and place for a public hearing on this matter. City Clerk Poirier confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Lodan briefly reviewed the proposed project and discussed revisions that were made in response to concerns discussed at the March 18, 2015 Planning Commission meeting, at which the project was denied without prejudice by a vote of 5-2. He shared photographs taken from various vantage points in the neighborhood.

Mayor Furey disclosed that he met with the proponents several months ago and visited the subject property and the surrounding area. Councilmember Rizzo disclosed that he met with the proponents, walked the neighborhood and viewed the silhouette from various perspectives. Councilmember Ashcraft disclosed that she met with the proponents some months ago, visited the site and the surrounding neighborhood at that time and again more recently, and spoke with Mr. Beverly, the proponents' attorney. Councilmember Barnett disclosed that he met with the proponents and visited the site and surrounding area. Councilmember Weideman disclosed that he visited the site last June, viewed the project from the adjacent neighbor's backyard and from below on Newton Street, and received a phone call from Mr. Beverly. Councilmember Goodrich disclosed that he visited the perimeter of the subject property last summer, but has not spoken with anyone involved in the project. Councilmember Griffiths disclosed that he visited the subject property last June and has not spoken to anyone about the project.

William Beverly, legal counsel representing Kent Holtorf, owner of 5207 Paseo de las Tortugas, reported that in an effort to resolve neighbors' concerns, his client would agree to two conditions: 1) Requiring trees to be maintained to preserve the view corridor for neighbors as it exists today, and 2) Requiring the planting of a hedge at the bottom of the lot to create a privacy buffer for residents on Newton Street.

Fabio Rigo de Righi, project architect, highlighted revisions made to the project to address neighbors' concerns about the impact on views and privacy, using material submitted to the Council to illustrate.

Linda Babcock, Paseo de las Tortugas, expressed concerns about the proposed project's impact on her view, discussed longstanding issues involving the maintenance of hedges/trees on the subject property, and noted past problems with slope stability in this area, referring to photographs submitted for the record.

Sarah Butterfield Whittington, Paseo de las Tortugas, reported that the proposed project would block the view, sunlight and air from her property and intrude on the privacy of her backyard contrary to the Hillside Ordinance. She related her belief that the fact that overgrown trees are already obscuring the view was not justification for approving the project.

In response to Councilmember Goodrich's inquiry, Ms. Babcock reported that trees on the subject property have been overgrown for approximately 12 years.

Mr. Beverly contended that the state of the trees 12 years ago was not relevant to this discussion and pointed out that Mr. Holtorf has trimmed trees since purchasing the property to improve neighbors' views as evidenced by photographs submitted by Ms. Babcock. He urged approval of the project, which staff has determined would have no adverse impact on neighbors.

Mr. Rigo de Righi noted that the neighbors who are objecting have 180-degree views, only a very small portion of which would be affected by the project.

Councilmember Rizzo asked if the applicant would be willing to remove a tree that still intrudes on neighbors' views, and Mr. Beverly indicated that the applicant would agree to this as a condition of approval.

Councilmember Goodrich voiced his opinion that the removal of the tree would result in only a marginal improvement in views and expressed concerns that the proposed project would block prevailing winds from the west for neighbors.

Mr. Rigo de Righi responded that it was hard to quantify the impact on ocean breezes, but noted that there will be 32 feet between the proposed project and the next door neighbor's house.

MOTION: Councilmember Rizzo moved to close the public hearing. The motion was seconded by Councilmember Weideman and passed by unanimous vote.

A brief discussion ensued regarding the wording of added conditions of approval.

MOTION: Councilmember Rizzo moved to uphold the appeal and approve PRE15-00002, with the following added conditions:

- That the applicant shall remove the tree adjacent to the striped story pole to the satisfaction of the Community Development Director prior to the issuance of building permits.
- That the applicant shall develop a landscaping plan including a privacy hedge along the northerly property line to the satisfaction of the Community Development Director.

The motion was seconded by Councilmember Barnett and passed as reflected in the following vote:

YES: Councilmembers Ashcraft, Barnett, Rizzo and Mayor Furey

NOES: Councilmembers Goodrich, Griffiths and Weideman.

MOTION: Councilmember Rizzo moved to approve WAV15-00009. The motion was seconded by Councilmember Barnett and passed by a 6-1 vote, with Councilmember Griffiths voting no.

Planning Manager Lodan noted that resolutions reflecting the Council's action will be brought back for approval at a later date.

17. ORAL COMMUNICATIONS #2

17A. Councilmember Ashcraft commented positively on the tea held by the Torrance Historical Society last Sunday.

17B. Mayor Furey announced that Smart & Final/Iris will be holding a job fair at the Torrance Cultural Arts Center, Garden Rooms A & B, on Monday, February 15, from 9:00 a.m. to 3:00 p.m.

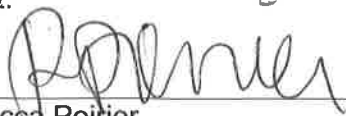
18. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

19. ADJOURNMENT

At 10:30 p.m., the meeting was adjourned to Tuesday, February 23, 2016 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber. Tuesday, February 16, 2016 is a City Council dark night.

Attest:



Rebecca Poirier
City Clerk of the City of Torrance


Mayor of the City of Torrance

Approved on March 1, 2016