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**TORRANCE CITY COUNCIL – FEBRUARY 23, 2016**

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At 10:16 p.m., the meeting was adjourned to Tuesday, March 1, 2016 at 5:30 p.m. for an executive session, with the regular meeting 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 session at 5:34 p.m. on Tuesday, February 23, 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) Conference with Labor Negotiator, pursuant to California Government Code §54957.6.

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 Weideman.

The non-sectarian invocation was given by Athia Carrim, The International Institute of Tolerance.

**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 18, 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 WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS**

No items were withdrawn or deferred; supplemental material was available for Items 8J, 10A, 12A and 13A (2).

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Ashcraft requested that the meeting be adjourned in honor of Gloria Jacobs, former City Commissioner.

Councilmember Griffiths requested that the meeting be adjourned in honor of Bill Dundore, former Finance Director for the City of Torrance.

Mayor Furey requested that the meeting be adjourned in honor of Leonard Kasari, former Southeast Torrance Homeowners Association president.

Councilmember Weideman announced that the Armed Forces Day Standing Committee met on Tuesday, February 23, 2016 to discuss the plans for the 2016 Armed Forces Day Parade and Celebration, which will include a 5K run sponsored by the Torrance Area Chamber of Commerce.

Councilmember Weideman announced that the Citizen Development and Enrichment Committee met on Tuesday, February 23, 2016 to discuss the 2017 Rose Parade float and the contract for the float will be submitted to the Council for approval on March 8.

Councilmember Goodrich announced that the Strategic Plan Committee will meet on Tuesday, March 1, 2016 at 4:00 p.m. in the Council Chamber to discuss the Strategic Plan Update.

Mayor Furey announced the Office of Economic Development is accepting applications for the 9<sup>th</sup> Annual Torrance Advantage Awards which will take place on March 31, 2016, noting that applications are due by March 18, 2016 and additional information can be found at [www.torranceca.gov/taa](http://www.torranceca.gov/taa), by emailing [economicdevelopment@torranceca.gov](mailto:economicdevelopment@torranceca.gov), or calling 310-618-2750.

**6. COMMUNITY MATTERS**

**6A. RESOLUTION NO. 2016-12 RE POLICE CAPTAIN RODNEY IRVINE**

**RESOLUTION NO. 2016-12**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING POLICE CAPTAIN RODNEY IRVINE UPON HIS RETIREMENT  
FROM THE CITY AFTER TWENTY-SIX YEARS OF SERVICE

**MOTION:** Councilmember Griffiths moved to adopt Resolution No. 2016-12. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

Police Chief Matsuda commended Captain Irvine for his dedicated service and presented him with a U.S. flag flown over City Hall.

Councilmember Goodrich recognized Captain Irvine for his work with emergency services volunteers and the Torrance Amateur Radio Association.

Mayor Furey presented the resolution to Captain Irvine, who accepted with appreciation.

**6B. RECOGNITION OF MIQUE JUAREZ**

Mayor Furey recognized recent North High School graduate Mique Juarez for being one of the top high school football players in the nation.

**6C. RECOGNITION OF TORRANCE PUBLIC WORKS DEPARTMENT**

The Public Works Department was recognized for receiving the following awards for the Stormwater Basin Enhancement Project: American Public Works Association 2015 Project of the Year; Storm Water Solutions magazine's Top Projects for Water Erosion and Control; and the California Stormwater Quality Association's Outstanding Stormwater BMP Implementation Project.

**6D. QUARTERLY UPDATE FROM THE SOUTH BAY WORKFORCE INVESTMENT BOARD**

Chris Cagle, Regional Affairs Manager, provided an overview of the South Bay Workforce Investment Board's activities for the last quarter of 2015 and submitted copies of the 2015 annual report for distribution to the Council.

**7. ORAL COMMUNICATIONS #1**

The following 12 people spoke: Ted Lange, Steve Norris, Leilani Kimmel-Dagostino, Lois Jones, Debi Splitt, Carol Gilles, Brandon Matson, Athia Carrim, Jen Harris, Jesse Marquez, Lloyd Brown, Mark Stephenson.

\*

Item 13A was considered out of order at this time.

**13A. CONSIDERATION OF INTENT TO OVERRIDE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION'S DECISION REGARDING SOUTH BAY LEXUS PROJECT**

Recommendation of the City Manager that City Council:

- 1) Consider intent to override the County of Los Angeles Airport Land Use Commission's (ALUC) decision on February 3, 2016, finding the South Bay Lexus Project (24777 Crenshaw Boulevard) inconsistent with the Los Angeles County Airport Land Use Plan (ALUC Project No. R2015-03166/Aviation Permit No. 201500005) pursuant to the requirements of California Public Utilities Code Section 21676.5. This project is Categorically Exempt from CEQA per Guidelines section 15301 - Existing Facilities;
- 2) Set a public hearing for April 12, 2016 for the City Council to override the ALUC's decision of February 3, 2016; and
- 3) Direct staff to provide the ALUC and the California Department of Transportation (Caltrans) Aeronautics Division with a copy of the proposed decision and findings at least 45 days prior to the decision to overrule the ALUC.

Mayor Furey announced that this was the time and place for a public hearing on this matter.

City Manager Jackson reported that staff was recommending that this matter be continued to March 8, 2016 because the South Bay Lexus Project was in the process of being revised to try to address the County of Los Angeles Airport Land Use Commission's concerns.

Mayor Furey invited public comment.

Jim Gates requested clarification regarding tonight's action.

Diane Smith requested that no action be taken that would hinder her efforts to have Torrance Airport - Zamperini Field designated as a historical landmark.

**MOTION:** Councilmember Rizzo moved to continue this item to March 8, 2017. The motion was seconded by Councilmember Weideman and passed by unanimous vote.

**8. CONSENT CALENDAR**

**8A. APPROVAL OF MINUTES**

Recommendation of the City Clerk that City Council approve the City Council minutes of January 26, 2016.

**8B. AGREEMENT FOR EXHIBITS AND INTERPRETIVE PANELS AT MADRONA MARSH**

Recommendation of the Community Services Director that City Council award an agreement with Bang! Creative Inc., of Vista, CA (RFP B2015-39) in the amount of \$199,960 for the design, build, and installation of exhibits and interpretive panels for the Madrona Marsh Nature Center and Preserve.

**8C. FIRST AMENDMENT TO FEE AGREEMENT FOR LEGAL SERVICES**

Recommendation of the City Attorney and Public Works Director that City Council approve a first amendment to the fee agreement with Rutan & Tucker, LLP of Costa Mesa, CA (C2015-118) to provide legal services to the City regarding the I-405 at 182nd Street and Crenshaw Blvd. Operational Improvements, T155 for an additional \$127,000, for a new not to exceed contract amount of \$182,000.

**8D. DECEMBER 2015 MONTHLY INVESTMENT REPORT**

Considered separately, see page 5.

**8E. AGREEMENT FOR CONSTRUCTION INSPECTION SERVICES**

Recommendation of the Public Works Director that City Council approve a two-year Consulting Services Agreement with CivilSource, Inc. of Irvine, CA, for an amount not-to-exceed \$103,292 to provide construction inspection services for Sidewalk Repair for Handicap Accessibility, I-135 (CDBG #601647-14) ("I-135 Project") and Palos Verdes Blvd Underground Street Lighting Installation, I-156 ("I-156 Project").

**8F. LICENSE AGREEMENT FOR GROUNDWATER MONITORING WELLS**

Recommendation of the Community Development Director that City Council approve a License Agreement with Alcoa Inc. of Torrance, California, for two (2) groundwater monitoring wells for the Alcoa Fastening Systems Facility located at 3000 Lomita Boulevard.

**8G. AGREEMENT FOR POLICE DEPARTMENT WOMEN'S LOCKER ROOM EXPANSION**

Recommendation of the General Services Director that City Council:

- 1) Waive a minor irregularity in the B2idder's submittal from Action Contractors, Inc.;
- 2) Award a public works agreement with Action Contractors, Inc. of Gardena, CA in the amount of \$267,000 with a 5% contingency of \$13,350 (FEAP746/B2015-36);
- 3) Approve a 10% project management fee of \$26,700; and
- 4) Appropriate \$50,000 from FEAP 731 - Police Department Forensic Lab and \$125,962.16 from FEAP 657 Police Department ADA Upgrades to the Police Department Women's Locker Room Expansion - FEAP 746.

**8H. APPROVAL OF POTENTIAL CAPITAL PROJECTS LIST**

Considered separately, see below.

**8I. AGREEMENT FOR DESIGN SERVICES FOR REHABILITATION OF 177<sup>TH</sup> STREET**

Recommendation of the Public Works Director that City Council award a consulting services agreement in the amount of \$64,800 to CivilSource, Inc. of Irvine, CA, to perform design services for the rehabilitation of 177th Street between Hawthorne Boulevard and Prairie Avenue, for a two-year term beginning February 23, 2016 through February 22, 2018.

**8J. CONTRACT FOR PROVISION OF DATA SERVICES**

Considered separately, see page 6.

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

\*

Consent Calendar Items 8D, 8H and 8J were considered separately at this time.

**8D. DECEMBER 2015 MONTHLY INVESTMENT REPORT**

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for December 2015.

Mark Stephenson commented on a matter not pertinent to the agenda item.

**MOTION:** Councilmember Ashcraft moved to accept and file the report. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

**8H. APPROVAL OF POTENTIAL CAPITAL PROJECTS LIST**

Recommendation of the Community Services Director that City Council approve the submission of a capital projects list of potential park projects in Torrance for the Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment.

Julie Dojiri recommended that vacant City-owned land on Madrona Avenue adjacent to the New Horizons condominium complex be developed as a park and requested clarification of proposed improvements to the recreational area at the Bartlett Senior Center.

**MOTION:** Councilmember Ashcraft moved to approve the submission of the list. The motion was seconded by Councilmember Goodrich and passed by unanimous roll call vote.

**8J. CONTRACT FOR PROVISION OF NETWORK DATA SERVICES**

Recommendation of the Community Services Director that City Council:

- 1) Approve a contract with Califa Group of San Mateo, CA in the amount of \$92,970 for advanced network data services beginning March 1, 2016 - June 30, 2017, with the option to renew annually;
- 2) Appropriate one-time funding of \$83,974.97 from the Torrance Public Library's Public Library Funds; and
- 3) Accept and appropriate \$30,000 in grant funding from the California State Library for one-time equipment and construction costs.

City Librarian Theyer reported that this project will result in much faster internet speeds for wireless connections at all Torrance Libraries.

Noting that the contract calls for 1G connections at the Katy Geissert Civic Center Library as well as all branch libraries, Councilmember Griffiths suggested that the City could save a significant amount of money by reducing the speed of pipelines to branch libraries and still provide very adequate and significantly enhanced service. He noted that speeds can be increased in the future if necessary, but cannot be decreased if the City is under contract.

City Librarian Theyer responded that while the 1G connection is more than is needed today for branch libraries, she envisions that it will be needed in the near future because many projects have been placed on hold due to the inadequate wireless infrastructure. She clarified that the contractor has agreed to hold the price for five years, but the contract is renewable annually and either party can terminate it with 60 days' notice.

Councilmember Griffiths recommended that the contract be reworked to reduce the speed of connections at branch libraries.

City Librarian Theyer reported that if the contract is not approved by March 1, the project will have to wait for another year and there is currently no grant funding in next year's State budget for one-time equipment and construction costs.

**MOTION:** Councilmember Ashcraft moved to concur with the staff recommendation. The motion was seconded by Councilmember Barnett and passed by a vote of 5-2, with Councilmembers Griffiths and Weideman voting no.

**10. PLANNING AND ECONOMIC DEVELOPMENT**

**10A. URGENCY ORDINANCE EXTENDING MORATORIUM ON ISSUANCE OF BUILDING PERMITS FOR ALTERATION/DEMOLITONS 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 as directed by the Council at the February 9, 2016 City Council meeting, staff has identified a potential Planning Commission Review process that could be used to evaluate projects in the Torrance Tract area while the City's historic preservation plan and ordinance are being prepared. He noted that a copy of the existing Small Lot Overlay Ordinance was provided for reference, as well as a list of pending building permits and Planning applications that could be affected by the moratorium.

Councilmember Rizzo proposed using the Small Lot Overlay Ordinance as the framework for a Planning Commission review process that would allow projects that meet certain criteria to go forward until a historic preservation program is put in place.

Councilmember Ashcraft indicated that she was not in favor of extending the moratorium due to the impact on those who purchased properties in the Torrance Tract area with plans to redevelop them, especially since interest rates are expected to rise so a delay could be costly.

Assistant City Attorney Sullivan recommended that the moratorium be extended for at least 60 days so that a Planning Commission review process can be established, which requires the adoption of a new ordinance.

Councilmember Ashcraft expressed concerns that requiring projects to be reviewed by the Planning Commission would add more time and expense to the building permit process.

Councilmember Goodrich voiced support for creating a Planning Commission review process as proposed by Councilmember Rizzo, relating his belief that an extra two months was not a lot of time considering that major reconstruction projects can take a year or more.

Councilmember Griffiths indicated that he also favored Councilmember Rizzo's proposal and believes it's a fair compromise.

Mayor Furey invited public comment.

Greg Robinson expressed concerns about overdevelopment in the old Torrance area and urged the Council to take action to prevent it.

Lisa Gonzales suggested that the City provide those seeking to develop their properties with acceptable options for the design of the building's façade and leave all other building codes in place.

Chad Madrid read a letter from Raul Ramirez, a property owner in old Torrance, previously submitted for the record.

Mary Madrid expressed concerns that historic preservation efforts have created a lot of uncertainty for people like her who have projects in the design phase because costly revisions could be required in the future.

Alex Madrid voiced concerns that he might not be able to take advantage of favorable interest rates should his construction project be delayed.

Karen Lent urged that action be taken to preserve historic homes in the Riviera area.

Irene Alvarez voiced objections to the moratorium due to the impact on her property rights.



Dianne Cota urged that property rights be respected and that any historic preservation program include an opt out for those who do not wish to be involved.

Claudio Hand echoed concerns about the moratorium's impact on property rights and urged that the Council delay taking any action for 12-24 months so that property owners could decide what they want to do with their property.

Terri Spaski expressed support for Councilmember Rizzo's proposal and suggested the possibility of waiving the fees for the Planning Commission review process for the first few months.

Jayson Weir reported that he is currently in escrow for a 790 square-foot house in the Torrance Tract area, which he hopes to expand to accommodate his wife and four children, and the relatively high price he paid for the property was likely based on its R-2 zoning, and not on any historical significance.

Mark Stephenson related his experience that there are significant costs involved in the Planning Commission review process and recommended that the Council explore other options.

Janet Payne expressed support for creating a historic preservation program in the Torrance Tract area, which has been a topic of discussion for many years, and commended the Council for taking a measured approach in dealing with this issue.

Alvin Smithart voiced objections to the moratorium, citing the financial hardship on property owners with plans in the works.

David King urged that any historic preservation program be voluntary.

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

Councilmember Weideman expressed support for extending the moratorium long enough to get a Planning Commission review process in place and exempting projects on the List of Pending Building Permits and Planning Applications (agenda item – page 29).

A brief discussion ensued regarding the timeframe for the extension of the moratorium.

Assistant City Attorney Sullivan advised that the extension of the moratorium could be shortened to 30 days if the Council chooses to adopt an urgency ordinance for the creation of the Planning Commission review process.

Mayor Furey recommended that the ordinance include a sunset clause so it expires in one year. He expressed confidence that a program can be devised that respects property owners' rights while assisting those who want to preserve the historical significance of their properties.

**MOTION:** Councilmember Rizzo moved to concur with the staff recommendation, limiting the extension of the moratorium to 30 days, adding Subsection C exempting properties listed on page 29 of the agenda item, and approving an ordinance summary for publication. Staff was directed to return with a new ordinance similar to the Small Lot Overlay Ordinance that applies to alterations and demolitions of contributing and altered contributing structures on residentially zoned property in the Torrance Tract area, with a sunset date of 12 months. The motion was seconded by Councilmember Weideman and passed by unanimous vote.

**URGENCY ORDINANCE NO. 3797**

AN INTERIM ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTED AS AN URGENCY MEASURE EXTENDING A TEMPORARY MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR THE ALTERATION OR DEMOLITION OF STRUCTURES THAT HAVE BEEN DESIGNATED AS "CONTRIBUTING" OR "ALTERED CONTRIBUTING" IN THE OLMSTED TRACT TORRANCE, CALIFORNIA SURVEY OF HISTORIC RESOURCES 2011-2013 ("HISTORIC RESOURCES SURVEY") ON PROPERTIES WITHIN THE ORIGINAL TORRANCE TRACT AREA.

**MOTION:** Councilmember Griffiths moved to adopt Urgency Ordinance No. 3797 as amended. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**12. ADMINISTRATIVE MATTERS**

**12A. PURCHASE OF 1716 DATE AVENUE**

Recommendation of the City Manager that City Council:

- 1) Approve additional funding for the purchase, demolition, and improvement of 1716 Date Avenue for Fire Station #1 parking lot expansion and additional appropriation of \$155,000; and
- 2) Appropriate \$155,000 from Fire Development Impact Fees.

Assistant City Manager Giordano reviewed the staff recommendation and noted supplemental material available at the meeting. She reported that she was contacted by a representative of the resident who lives adjacent to the subject property and offered assurances that the existing agreement that fire apparatus not go down Date Avenue during nighttime hours will remain in effect and that a new block wall will be built along the shared property line to buffer noise from the fire station.

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

**12B. BEACH CITIES COORDINATED INTEGRATED MONITORING PROGRAM**

Recommendation of the Public Works Director that City Council approve a Memorandum of Understanding with the cities of Manhattan Beach, Redondo Beach, Hermosa Beach and Los Angeles County Flood Control District ("Beach Cities Group") that establishes the term and conditions for administration and cost sharing for the Coordinated Integrated Monitoring Program.

Engineering Manager Dettle provided an overview of the proposed agreement, which provides for storm water monitoring for the Santa Monica Bay and Dominguez Channel watersheds.

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

**12C. AGREEMENT AMENDMENT RE MISCELLANEOUS SEWER MAIN IMPROVEMENTS**

Recommendation of the Public Works Director that City Council approve an amendment to the public works agreement with Ramona Inc., of Arcadia, CA (C2015-020) to increase the agreement sum by \$90,000 for a new not-to-exceed agreement sum of \$752,967.98 plus a contingency of \$63,553.50 for the Miscellaneous Sewer Main Improvements and Repairs, I-61/I-149.

Engineering Manager Finton reviewed the staff recommendation.

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

**13. HEARINGS**

**13A. CONSIDERATION OF INTENT TO OVERRIDE COUNTY OF LOS ANGELES AIRPORT LAND USE COMMISSION'S DECISION REGARDING SOUTH BAY LEXUS PROJECT**

Considered out of order, see pages 3-4.

**17. ORAL COMMUNICATIONS #2**

Councilmember Griffiths, with the concurrence of Council, requested that staff bring forward an item to recognize the service of retiring City commissioners.

Councilmember Griffiths acknowledged Celestron for donating benches and optics for the Madrona Marsh.

Councilmember Weideman encouraged attendance at the South Bay Cities Council of Governments annual convention on Friday, February 26.


**18. EXECUTIVE SESSION**

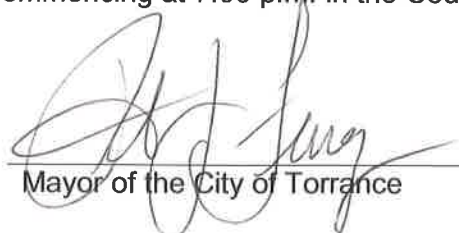
Considered earlier in the meeting, see page 1.

**19. ADJOURNMENT**

At 10:16 p.m., the meeting was adjourned to Tuesday, March 1, 2016 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

Attest:

  
\_\_\_\_\_  
Rebecca Poirier  
City Clerk of the City of Torrance

  
\_\_\_\_\_  
Mayor of the City of Torrance

Approved on March 22, 2016