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**TORRANCE CITY COUNCIL – MARCH 1, 2016**

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At 8:05 p.m., the meeting was adjourned to Tuesday, March 8, 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 5:30 p.m. on Tuesday, March 1, 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 Legal Counsel – Anticipated Litigation pursuant to California Government Code §54956.9(d)(2). Item 18B) Real Property - Conference with Real Property Negotiator was withdrawn.

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 Ashcraft.

The non-sectarian invocation was given by Councilmember Barnett.

**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 25, 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 WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS**

Item 18B was withdrawn; supplemental material was available for Items 8B and 12A.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Goodrich reported on the Strategic Plan Committee meeting held on Tuesday, March 1, 2016, which included the following topics of discussion: the 2015 Quarter 4 Interim Web Report, the Funding Action Plan Review, the 2014-2015 Community Report, the request by Strategic Managers to modify and designate certain Key Performance Indicators (KPI's) as Operational, and changing the KPI update from semi-annual to annual review. He noted that a report will be forwarded to the City Council in the near future and encouraged the public to check out the 2014-2015 Community Report highlighting major accomplishments of the Strategic Plan, which can be accessed online at [www.torranceca.gov/strategicplan](http://www.torranceca.gov/strategicplan).

City Clerk Poirier announced that the next Commissioner Certification class that will take place on Tuesday, March 29, 2016 from 6:00-8:00 p.m. at the Toyota Meeting Hall. She noted that registration is required by March 23, 2016 at [www.torranceca.gov/commissionercert.htm](http://www.torranceca.gov/commissionercert.htm) or by calling the City Manager's Office at 310-618-5880.

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. He noted that applications are due on 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. 2016-13 RE POLICE LIEUTENANT DEVIN CHASE**

**RESOLUTION NO. 2016-13**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING LIEUTENANT DEVIN CHASE OF THE TORRANCE POLICE DEPARTMENT UPON HIS RETIREMENT FROM THE CITY AFTER TWENTY-NINE YEARS OF SERVICE

**MOTION:** Councilmember Griffiths moved to adopt Resolution No. 2016-13. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

Police Chief Matsuda commended Lieutenant Chase for his dedicated service and wished him well in his retirement.

Mayor Furey presented the resolution to Lieutenant Chase, who accepted with appreciation.

**6B. RECOGNITION OF FORMER COUNCILWOMAN MAUREEN O'DONNELL**

Police Chief Matsuda recognized former Councilwoman Maureen O'Donnell for her ongoing donations to Police Department programs.

**7. ORAL COMMUNICATIONS #1 – None.**

**8. CONSENT CALENDAR**

**8A. APPROVAL OF MINUTES**

Recommendation of the City Clerk that City Council approve the City Council minutes of February 2, 2016 and February 9, 2016.

**8B. APPROPRIATION/ALLOCATION OF 2014 CITIZENS OPTIONS FOR PUBLIC SAFETY GRANT FUNDS**

Recommendation of the Chief of Police that City Council appropriate and allocate \$123,950.81 of 2014 Citizens Options for Public Safety (COPS) grant funds, and any additional interest, to support Police Department programs.

**8C. AGREEMENT AMENDMENT RE DOWNTOWN TORRANCE MARKETPLACE**

Recommendation of the Community Development Director that City Council authorize an amendment to the consultant services agreement (C2012-128) with Michael Shafer of Torrance, CA for the Downtown Torrance Marketplace to extend the agreement through March 1, 2017.

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

**10. PLANNING AND ECONOMIC DEVELOPMENT**

**10A. RESOLUTIONS APPROVING PRE15-00002, WAV15-00009: 5207 PASEO DE LAS TORTUGAS – KENT HOLTORF**

Recommendation of the Community Development Director that City Council adopt resolutions reflecting their decision to approve 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.

Community Development Director Gibson reported that the resolutions reflect the Council's action at the February 9, 2016 City Council meeting.

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

**RESOLUTION NO. 2016-14**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 41 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT LEVEL ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5207 PASEO DE LAS TORTUGAS

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2016-14. The motion was seconded by Councilmember Barnett and passed by a 5-2 vote, with Councilmembers Goodrich and Griffiths voting no.

**RESOLUTION NO. 2016-15**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW A WALL TO EXCEED THE MAXIMUM HEIGHT ON PROPERTY LOCATED WITHIN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE AT 5207 PASEO DE LAS TORTUGAS

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2016-15. The motion was seconded by Councilmember Barnett and passed by a 5-2 vote, with Councilmembers Goodrich and Griffiths voting no.

**12. ADMINISTRATIVE MATTERS**

Agenda Item 12C was considered out of order at this time.

**12C. PROGRAM SUPPLEMENT AGREEMENT FOR DOWNTOWN PEDESTRIAN IMPROVEMENT PROJECT, T-115**

Recommendation of the Public Works Director that City Council adopt a RESOLUTION approving Program Supplement No. N013 to Administering Agency-State Agreement for Federal-Aid Projects No. 07-5249R with the State of California for the Downtown Torrance Pedestrian Improvement Project (Cravens Avenue between Carson Street and Torrance Boulevard), T-115; STPL-5249 (028).

Engineering Manager Overstreet 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.

**RESOLUTION NO. 2016-17**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST TO PROGRAM SUPPLEMENT NO. N013 TO ADMINISTERING AGENCY-STATE AGREEMENT FOR FEDERAL-AID PROJECTS NO. 07-5249R WITH THE STATE OF CALIFORNIA

**MOTION:** Councilmember Griffiths moved to adopt Resolution No. 2016-17. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**12A. REGULATION OF SHORT-TERM VACATION RENTALS**

Recommendation the Community Development Director that City Council consider options regarding the regulation of short-term vacation rentals and direct staff to prepare an ordinance modifying the Torrance Municipal Code to prohibit short-term vacation rentals. The adoption of such an ordinance is Categorically Exempt from CEQA per Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Planning Associate Martinez reviewed the options for regulating short-term vacation rentals. He noted that there are approximately 80-85 such rentals in Torrance listed on a vacation rental website and this matter was being brought forward in response to complaints from residents in the Hillside area.

Councilmember Griffiths asked about the number of complaints, and Planning Associate Martinez reported that two complaints were received regarding this issue in 2015.

Councilmember Ashcraft indicated that she views this type of operation as a business and believes they should not be allowed in areas that are not zoned for businesses.

Councilmember Weideman asked if existing rentals would be "grandfathered in" and therefore not subject to the ban, if the Council decides to prohibit them.

City Attorney Fellows recommended that the Council not grant exemptions for existing rentals for ease of enforcement.

Councilmember Goodrich indicated that he was inclined to prohibit short-term rentals because they place local hotels at a disadvantage since they are not subject to the same taxes and health and safety regulations.

Councilmember Rizzo also favored prohibiting short-term rentals, citing the many problems they can create and the demand on staff time and associated costs to administer a permitting process.

Mayor Furey suggested that it may be preferable to regulate this activity as opposed to enacting a ban, which could lead to legal challenges. He related his experience that short-term vacation rentals can be a welcome alternative to hotel stays because they can be more convenient in terms of location and more economical for families.

Councilmember Griffiths voiced his opinion that this is an issue that needs to be addressed because short-term rentals can disrupt quiet residential neighborhoods and lead to concerns about criminal activity due to the influx of people. He noted that while there have been few complaints in Torrance, there have been lots of complaints in other cities.

Mayor Furey invited public comment.

James Casper reported that a short-term rental next door to him is interfering with the enjoyment of his home due to the constant stream of people and the impact on parking. He related his belief that the owner of the property, who lives 400 miles away, should not be allowed to operate a business in a residential area.

Brandon Brawner, Los Angeles Short Term Rental Alliance, urged the Council to regulate short-term vacation rentals rather than banning them, explaining that they can have positive benefits on the community if appropriately regulated and the City will benefit from occupancy taxes.

Councilmember Goodrich asked about exempting cultural exchanges from the ban since they do not tend to create any problems, and Community Development Director Gibson recommended against this due to enforcement issues.

**MOTION:** Councilmember Ashcraft moved to direct staff to prepare an ordinance prohibiting short-term vacation rentals. The motion was seconded by Councilmember Goodrich and passed by a 6-1 vote, with Mayor Furey voting no.

**12B. RESOLUTION RE WORKERS' COMPENSATION MANAGER POSITION**

Recommendation of the City Manager that City Council adopt a resolution amending the Executive and Management Employees Resolution 2015-58 by adjusting the reference point for the Workers' Compensation Manager position.

Assistant to the City Manager Chaparyan 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.

**RESOLUTION NO. 2016-16**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AMENDING RESOLUTION 2015-58 SETTING FORTH CHANGES REGARDING  
THE HOURS WAGES AND WORKING CONDITIONS FOR EXECUTIVE AND  
MANAGEMENT EMPLOYEES

**MOTION:** Councilmember Griffiths moved to adopt Resolution No. 2016-16. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**17. ORAL COMMUNICATIONS #2**

Councilmember Griffiths, with the concurrence of Council, requested that staff provide a detailed assessment of the median improvement project on the south side of Pacific Coast Highway between Calle Mayor and Janet Lane and take the necessary steps to move this project forward and restore the safety and beauty of the area. He noted that residents have requested that a block wall be installed instead of a fence for aesthetic reasons and that healthy mature trees be protected during the construction process.

Councilmember Rizzo spoke.

Councilmember Weideman, with the concurrence of Council, requested that the March 8 City Council meeting be adjourned in memory of Darold Kusch.

Councilmember Ashcraft spoke.

Arthur Schaper spoke.

**18. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

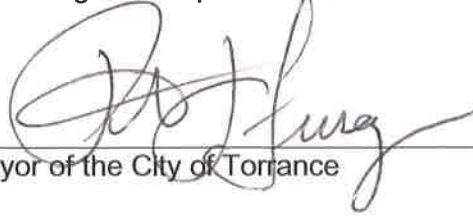
**19. ADJOURNMENT**

At 8:05 p.m., the meeting was adjourned to Tuesday, March 8, 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:



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Rebecca Poirier  
City Clerk of the City of Torrance



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Mayor of the City of Torrance

Approved on March 22, 2016