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TORRANCE CITY COUNCIL – FEBRUARY 11, 2014

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At 11:56 p.m., the meeting was adjourned to Tuesday, February 25, 2014 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 18 will be a 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 5:32 p.m. on Tuesday, February 11, 2014 in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Ashcraft, Barnett, Brewer, Furey, Sutherland, Weideman and Mayor Scotto.

Absent: None.

Present: City Manager Jackson, Deputy City Attorney Sullivan, City Clerk Herbers 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, 18B) Conference with Legal Counsel – Existing Litigation, and 18C) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54957.6, §54956.9(d)(1) and §54956.8.

The City Council reconvened at 7:02 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 Assistant to the City Manager Brian Sunshine.

The non-sectarian invocation was given by Councilmember Brewer.

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

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, February 6, 2014.

MOTION: Councilmember Brewer 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 Sutherland and passed by unanimous vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

No items were withdrawn or deferred; supplemental material was available for Items 13A, 13B and 13C.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Mayor Scotto announced that the City Council Ad Hoc State Legislative Advocacy Committee will meet on Tuesday, February 25, at 4:00 p.m. in the City Manager Assembly Room to discuss Proposition 13.

Mayor Scotto announced that the City was accepting applications for the fifth and final phase of the Hometown Heroes Program, which recognizes active and retired military personnel with a banner on Torrance Boulevard. He noted that applications are available in the back of Council Chambers, at public counters throughout City Hall and online at www.TorranceCA.gov/hometownheroesprogram, with additional information at 310.618.5880

City Clerk Herbers announced that the nomination period for the June 3 Municipal Election was now open and closes on Friday, March 7, for Mayor, Councilmember, and City Treasurer and on Wednesday, March 12, for City Clerk. She noted that nomination papers have been filed by approximately 23 people and anyone else interested in running should contact the City Clerk's office at 310.618.2870.

Community Services Director Jones announced that the deadline to donate to the 555 Maple Avenue Multi-use Sports Fields has been extended to Friday, February 14, at 5:00 p.m., with additional information available at 310.618.2930.

6. COMMUNITY MATTERS

6A. RESOLUTION NO. 2014-19 RE MICHAEL BLYLEVEN

RESOLUTION NO. 2014-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING **MICHAEL BLYLEVEN** OF THE GENERAL SERVICES DEPARTMENT
UPON HIS RETIREMENT FROM THE CITY OF TORRANCE AFTER THIRTY-SIX
YEARS OF SERVICE

MOTION: Councilmember Weideman moved to adopt Resolution No. 2014-19. The motion was seconded by Councilmember Furey and passed by unanimous vote.

Mayor Scotto presented the resolution to Michael Blyleven, who accepted with appreciation.

General Services Director Ballew commended Mr. Blyleven for his many years of dedicated service and wished him well in his retirement.

6B. RECOGNITION OF TORRANCE POLICE OFFICERS AND EXPLORERS BY PEDIATRIC BRAIN TUMOR FOUNDATION

Monique Filips, Media Coordinator for Los Angeles Ride for Kids Program, and representatives from the Pediatric Brain Tumor Foundation, recognized Torrance Police Officers and Explorers for their assistance with the "Ride for Kids Program."

6C. PRESENTATION ON AIRPORT NOISE ABATEMENT CENTER WEBTRAK SYSTEM

Jamie Locquiao, operations director for Bruel & Kjaer, provided a demonstration of the new Airport Noise Abatement Center WebTrak System, which allows the public to track aircraft flying in and out of Torrance Airport for purposes of noise monitoring.

7. ORAL COMMUNICATIONS #1

7A. Kevin Tyler, Tyler Sports, invited the public to attend "Sweat for a Cause," a fundraiser benefiting the Leukemia and Lymphoma Society in support of former Police Chief John Neu and his wife Michele on Saturday, February 22, at 9:30 a.m. next to the Torrance Batting Cages.

Councilmember Sutherland, with the concurrence of Council, requested that staff bring forward an item to subsidize fees for the amplified sound permit necessary for this event.

7B. Paul Karanick, Xclaimed Ministries, reported that his non-profit organization plans to hold a free concert in Wilson Park on May 2, 2014 and would like the City to consider waiving some of the fees involved.

Mayor Scotto suggested that Mr. Karanick submit additional information about his organization and the event to City staff for consideration.

7C. Mark Stephenson, resident, voiced objections to action taken at the January 28, 2014 City Council meeting approving 2013-14 Grant Funding for Non-Profit Social Service Agencies, contending that the charities involved were not consistent with categories defined as eligible for gifts of public resources per Article XVI, Section 3, of the California Constitution.

Councilmember Sutherland noted his disagreement with the narrowly defined categories of charities mentioned by Mr. Stephenson.

7D. Bill Tymczyszyn, resident, expressed concerns that the WebTrak system could be abused by the small group of residents who habitually complain about airport noise.

7E. Timothy Bowen, resident, voiced his opinion that the claims made by Mr. Stephenson should be investigated to determine if they are valid.

7F. Willy Wang, Torrance Youth Council, thanked Councilmembers who attended the Youth Forum held last week.

7G. John Fuentes, resident, voiced objections to proposed highway improvements on Pacific Coast Highway.

8. CONSENT CALENDAR

8A. APPROVAL OF MINUTES

Recommendation

Recommendation of the City Clerk that City Council approve the City Council minutes of January 14, 2014.

8B. RELEASE OF SUBDIVISION BOND FOR TRACT MAP NO. 68939

Recommendation

Recommendation of the Community Development Director that City Council approve the release of a Certificate of Deposit (CD) for Tract Map No. 68939, which was subdivided by Pine Meadows, LLC, and located at 2319 Apple Avenue.

8C. PURCHASE ORDER FOR PERSONAL PROTECTIVE EQUIPMENT

Recommendation

Recommendation of the Interim Police Chief that City Council:

- 1) Transfer \$4,285.50 from FEAP #831-2012 UASI Automated License Plate Recognition to FEAP #830-2012 UASI Personal Protective Equipment; and
- 2) Award a purchase order to CalOlympic Safety of Corona, CA for the purchase of gas masks and canisters (B2014-01) in the amount of \$49,073.75.

8D. CONTRACT AMENDMENT/AGREEMENT MODIFYING TECHNICAL SPECIFICATIONS AND SOFTWARE UPGRADES

Recommendation

Recommendation of the Transit Director that City Council:

- 1) Approve an amendment to the contract with Clever Devices, Incorporated (C2013-071) to modify the technical specifications and reduce the project cost by \$98,169 (decreasing the not to exceed amount of the agreement to \$1,988,757.04); and
- 2) Approve a new software license and maintenance agreement with Trapeze Software Group, Inc. at a cost not to exceed \$92,699 for necessary software upgrades.

8E. AGREEMENT FOR IMPLEMENTATION SERVICES RE ENHANCED WATER CONSERVATION PROGRAMS

Recommendation

Recommendation of the Public Works Director that City Council approve a consulting services agreement with the West Basin Municipal Water District (WBMWD) to provide for implementation and support services for various commercial, industrial, institutional, and residential enhanced water conservation programs for a term through April 1, 2015. The program will be implemented and funded from a \$90,000 appropriation from existing FEAP #629 Enhanced Water Conservation Programs.

MOTION: Councilmember Brewer moved to approve Consent Calendar Items 8A through 8E. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

9. COMMUNITY SERVICES

9A. LAS CANCHAS TENNIS FACILITY REQUEST FOR PROPOSAL

Recommendation

Recommendation of the Community Services Director that City Council provide direction regarding the Request for Proposal (RFP) for the lease and full operation of the Las Canchas Tennis Facility.

Sr. Business Manager Minter reported that the current concessionaire's agreement for the operation of the Las Canchas Tennis Facility has expired and staff was seeking direction as to whether the large grass area adjacent to the tennis courts should be included in the new Request for Proposal (RFP). He noted that staff was recommending that the matter be referred to the Parks and Recreation Commission for public input if the Council decides to include it.

Courtney Hance, South Bay Tennis Center, current concessionaire for Las Canchas Tennis Facility, explained that the grass area is currently underutilized and soccer organizations have expressed an interest in renting it for evening soccer practice utilizing portable lights, which was done on a trial basis without any serious problems.

Councilmember Barnett indicated that he favored including the grass area in the new concessionaire's agreement as long as lighting does not impact nearby residences.

City Manager Jackson recommended that this item be continued for two weeks so that an engineering analysis can be reviewed to confirm that the grass area, which is on top of a reservoir, can handle the weight load associated with this type of activity.

Assistant City Attorney Sullivan advised that the existing agreement has been extended through June 30, 2014 so there was ample time to perform this analysis.

A brief discussion ensued regarding the lighting issue and the adequacy of the parking.

Councilmember Weideman related his belief that a well-advertised public hearing should be held by the Parks and Recreation Commission prior to the issuance of the RFP.

Sr. Business Manager Minter reported that a hearing on this proposal has been tentatively scheduled for the Parks and Recreation Commission meeting of February 19.

MOTION: Councilmember Weideman moved to continue the item to the February 25, 2014 Council meeting. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

9B. APPROVAL OF BUDGET FOR 555 MAPLE AVENUE MULTI-USE SPORTS FIELDS

Recommendation

Recommendation of the Community Services Director that City Council approve and appropriate the startup budget in the amount of \$80,100 and approve the operating budget of \$33,732 for FY 2013-2014 and \$222,060 for FY 2014-2015 for the Multi-Use Sports Fields located at 555 Maple Avenue.

Sr. Business Manager Minter provided an overview of the proposed start-up budget and operating budget for the new multi-use sports fields located at 555 Maple Avenue, along with the field allocation plan and proposed rental rates.

Mayor Scotto noted that there have been requests that lower rental rates be charged for youth groups, and Councilmember Barnett asked about the impact on the budget.

Sr. Business Manager Minter reported that approximately 90-95% of requests received are related to youth groups and that staff researched fees being charged for comparable facilities and the proposed fees are on the low end of the spectrum.

Mayor Scotto indicated that he favored charging a reduced rental rate to Torrance-based non-profit youth programs.

Assistant City Manager Giordano advised that \$115,000 of the annual \$222,000 sports fields budget is designated for the turf replacement fund so there will be adequate funding to replace the artificial turf at the end of its 10-year lifespan.

Julio Arreygue, North Torrance AYSO, read a letter from Fred Silver, Torrance AYSO Area Director, expressing concerns about the financial impact the rental rates would have on Torrance AYSO teams. He proposed reducing the rental rate for the two fields from \$200 per hour to \$100 per hour or charging a flat fee for each AYSO participant for the entire season. He related his belief that serving Torrance youths should take precedence over recouping the City's investment in the sports fields.

Councilmember Furey reported that the City invested over \$3 million in the sports fields with the understanding that the operating budget would be revenue neutral and the decision to go with the more expensive option of artificial turf was based on assurances from local sports teams that they were willing to pay higher rental rates for a superior playing surface. He expressed dismay that the Council was now being asked for a 50% reduction in rental rates and suggested that AYSO could continue to use the same fields it currently uses and rent the Maple Avenue fields for certain occasions.

Mark Stephenson, resident, questioned what would happen to the funds accumulated in the turf replacement fund if the lease for the property is not renewed and whether the City would be compensated for improvements made to the field.

City Manager Jackson explained that turf replacement funds could be used for various purposes, including turf management at other City fields.

Assistant City Attorney Sullivan advised that many of the improvements can be removed if the lease is not renewed, including lighting, buildings and fencing, as well as the artificial turf.

Harry Bruni, FRAM Soccer Club, commended the City for developing this well designed sports facility. He expressed the hope that his soccer club would receive its requested allocation at new fields since most of the existing fields in Torrance are booked. He clarified that FRAM Soccer Club, like AYSO is a non-profit organization and except for coaches, it is mainly operated by volunteers.

Morgan Moore, L.A. Galaxy South Bay Youth Soccer Club, reported that the club is a non-profit organization with over 1000 participants 7-18 years of age throughout the South Bay and it will spend approximately \$500,000 on field rentals this year. Noting that there has been little availability of sports fields in Torrance, he indicated that his club was interested in renting the new sports fields, as well as any facilities that open up should AYSO teams move to the new sports fields.

Jason South, Torrance AYSO, stated that while technically club soccer teams are non-profit organizations, they have a much larger budget because AYSO strives to keep fees low so more children can participate. He suggested that AYSO deserves special consideration due to its long history in Torrance.

Lloyd Brown, resident, expressed support for the City's efforts to recoup its costs for the new sports fields, but voiced his opinion that residents should not have to pay to rent fields at City parks.

Jim Izagawa, Central Torrance AYSO, stated that his region has a deal with the Torrance Unified School District to use their fields, but some of them are closing for resurfacing so the new sports fields are a welcome addition. He noted however, that money is an issue because his region is small and does not generate a lot of income.

Mayor Scotto proposed creating a new category for Torrance-based non-profit youth groups with lower rental fees than similar adult organizations for a trial period and reevaluating the situation after the fields have been in operation for a while.

Councilmember Sutherland voiced his opinion that the City should put children's needs before finances in this instance even if expenses are not recouped for the first couple of years. He offered the following motion:

MOTION: Councilmember Sutherland moved to create a separate category for Torrance-based non-profit youth groups 19 years of age and under and setting a rental rate of \$75 per hour for both peak and non-peak hours. Discussion briefly continued.

Councilmember Furey emphasized that these are multi-use sports fields and it was not the Council's intent that they be monopolized by soccer.

Councilmember Brewer expressed concerns about changing the proposed fee structure when the sports fields were developed with the idea that they would be revenue neutral and not create an additional burden on taxpayers.

Mayor Scotto doubted that there would be any shortfall since income projections are conservative estimates and there are other revenue sources associated with the project.

City Manager Jackson advised that staff will provide updates on a quarterly basis so rental rates could be adjusted if necessary.

Sr. Business Manager Minter clarified that the field allocation plan will be reordered to reflect the following priorities: Group A – City of Torrance sponsored events/activities; Group B – Torrance-based non-profit youth organizations; Group C – Torrance-based non-profit adult organizations; Group D – Torrance residents and Torrance for-profit businesses; and Group E – Non-Torrance residents, commercial groups and/or filming fees.

Councilmember Sutherland restated his motion as follows:

MOTION: Councilmember Sutherland moved to approve and appropriate the budget through FY 2014-2015; to create a separate category for Torrance-based non-profit youth groups (19 years of age and under) and set a rental rate of \$75 per hour for both peak and non-peak hours; and to offset the reduction in revenues by a reduction in the turf replacement fund. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

City Manager Jackson advised that staff will bring back an amended fee resolution for adoption on February 25, 2014.

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The City Council briefly recessed from 9:11 p.m. to 9:31 p.m.

13. HEARINGS

13A. EXTENSION OF LEASE OF CITY-OWNED PROPERTY

Recommendation

Recommendation of the City Manager that City Council conduct a public hearing, consider public input and adopt an Ordinance to extend an existing lease on City-owned property for the Schwartz Investment Company, LLC., adjacent to Rolling Hills Plaza Shopping Center located at the northeast corner of Crenshaw Boulevard and Pacific Coast Highway.

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

Assistant to the City Manager Sunshine provided background information about the proposed lease extension per written material of record. He noted that Keyser Marston and Associates performed an independent analysis of the proposed lease term extension and arrived at a value between \$1,000,000 and \$1,250,000 and the actual settlement of \$1,100,000 was established through the negotiation process.

Mayor Scotto invited public comment.

Mark Stephenson, resident, requested clarification regarding the terms of the lease for this property, which was provided by Assistant to the City Manager Sunshine.

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

MOTION: Councilmember Sutherland moved to concur with the staff recommendation and approve an ordinance summary for publication. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

ORDINANCE NO. 3770

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ADOPTING PROCEDURES FOR COMPLIANCE WITH CALIFORNIA GOVERNMENT
CODE SECTION 37380 FOR LEASING PROPERTY FOR A CUMULATIVE TERM IN
EXCESS OF 55 YEARS AND FOR EXTENDING THE TERM OF THE SCHWARTZ
INVESTMENT COMPANY LEASE

MOTION: Councilmember Sutherland moved to adopt Ordinance No. 3770. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

**13B. PACIFIC COAST HIGHWAY (SR-1) AT HAWTHORNE BOULEVARD (SR-107)
INTERSECTION IMPROVEMENT PROJECT**

Recommendation

Recommendation of the Public Works Director that City Council:

- 1) Conduct a public hearing for the Initial Study (EAS13-00001)/Mitigated Negative Declaration (MND) for Pacific Coast Highway (SR-1) at Hawthorne Boulevard (SR-107) Intersection Improvement Project;
- 2) Adopt a Resolution approving the Initial Study (EAS13-00001)/Mitigated Negative Declaration (MND) for this project and adopting the Mitigation Monitoring and Reporting Program;

- 3) Approve the proposed preliminary design and direct the staff to complete the final design and specification for Pacific Coast Highway (SR-1) at Hawthorne Boulevard (SR-107) Intersection Improvement Project; and
- 4) Authorize staff to undertake investigations for the potential acquisition of right-of-way.

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

Public Works Director Beste provided background information about the allocation of Measure R funds for highway improvement projects and discussed other pending projects.

Engineering Manager Semaan briefly reviewed the proposed improvements to the intersection of Pacific Coast Highway/Hawthorne Boulevard designed to improve the flow of traffic. He stated that similar improvements were proposed by Caltrans in 2002, but the project was never implemented due to a lack of funding. He reported that an Initial Study (EAS13-00001) was prepared to ascertain the potential environmental impact of the project and it was determined that the project would have no impact or less than significant impact. He provided an overview of the public review process, which included a public informational meeting on September 25, 2013, noting that comments from the public along with responses to them have been incorporated into the Initial Study.

Responding to questions from the Council, Engineering Manager Semaan advised that staff has not had any contact with property owners concerning the City's potential acquisition of right-of-way and was awaiting the Council's authorization to do so. He confirmed that relocation assistance will be available for affected businesses and property owners.

Mayor Scotto emphasized that the funds in question cannot be used for anything other than highway improvements and if the City fails to use this money, it will be reallocated to another city for another project.

Mayor Scotto invited public comment.

Rick Palmer, Newton Street, doubted that the project was necessary, relating his experience that it rarely takes more than an extra traffic signal to make it through the intersection and the wait could be decreased with better traffic signal synchronization. He expressed concerns that the lengthy construction process could drastically increase traffic on nearby residential streets and create a safety hazard for neighborhood children.

Jane Aull, Newton Street, voiced concerns about traffic on Newton Street and recommended that the City consider opening up Paseo de las Tortugas to alleviate this problem.

Stacey Launius, resident, reported that the project would cause the displacement of a unique resale clothing store, Second Time Around, and create a hardship for the owner who contributes greatly to the community.

Nagy Bakhoun, owner of Obelisk Architects, 3800 Pacific Coast Highway, questioned the need for this project since the environmental report indicates that there was less traffic at this intersection in 2012 as compared to 1999 when the Initial Study was prepared for the Caltrans project. Using slides to illustrate, he explained that his business is slated to be demolished to improve the line-of-site for traffic, however, there are other buildings at this

intersection that would have the same or greater impact on the line-of-sight. He expressed concerns that pages were missing out of the environmental document and there was no posting of public hearing information at the site.

Engineering Manager Semaan advised that staff has submitted revisions that spare Mr. Bakhoum's building and was awaiting approval from Caltrans.

Mayor Scotto attributed the reduction in traffic to the downturn in the economy.

Gary Birks, owner of Birkshear Salon of Design, 242nd Street, voiced objections to proposed changes to the median that would prevent northbound motorists on Hawthorne Boulevard from turning left onto 242nd Street, contending that it would be detrimental to his business and increase traffic on nearby residential streets.

Mayor Scotto clarified that the change to the Hawthorne Boulevard median was approved in conjunction with an earlier commercial project on the southeast corner and it is not part of the proposed intersection improvements.

Shweta Jhangiani, owner of 3756-3758 Pacific Coast Highway, voiced objections to the project due to the impact on her property and her tenants. She noted that she currently has a vacancy and prospective tenants are reluctant to rent due to the pending construction.

Gerald Butler, owner of Fred's Carpets Plus, 2153 Torrance Boulevard and 3762 Pacific Coast Highway, expressed concerns that the project would necessitate the demolition of several buildings and result in the loss of many jobs. He urged the Council to direct staff to explore less costly and less disruptive options, such as removing a portion of the buildings along the street frontage and updating the facades. He suggested that there are bigger bottlenecks along Pacific Coast Highway where this money might be better spent.

Ann Pfister, resident, called for the project to be revisited due to the impact on local businesses.

Brian Ulrich, longtime employee of business at 3762 Pacific Coast Highway, related his belief that traffic problems at this intersection have been overstated and there was no need for this project. He noted that businesses and property owners receive relocation assistance, but employees do not and he felt it was likely that he will be out of a job.

Carol Fisher, co-owner of Second Time Around, 3766 Pacific Coast Highway, voiced objections to the proposed dedicated right turn lane from eastbound Pacific Coast Highway to southbound Hawthorne Boulevard, which would displace seven small businesses including hers. She reported that most of the backup on Pacific Coast Highway is from people turning left onto Hawthorne Boulevard and she has observed little backup in the right turn lane adjacent to her business except when there is a bus at the bus stop. She explained that she purchased the business in 2010 and has been successful primarily due to the location, which is convenient to Palos Verdes and other cities throughout the South Bay. She submitted a petition in opposition to the project.

Mark Stephenson, resident, contended that the demolition of buildings would not be necessary if the City had not approved the commercial project at southeast corner of the intersection. He maintained that the project was unnecessary because there has been a 3-4% reduction in traffic between 2001 and 2012.

Engineering Manager Semaan clarified that the project at the southeast corner included provisions for the proposed highway improvements.

Colin Fisher, son of Larry and Carol Fisher, expressed concerns that the project would cause his mother to lose her business, which she has worked so hard to make successful.

Larry Fisher, co-owner of Second Time Around, disputed conclusions in the environmental report concerning the increase in traffic at this intersection, using charts to illustrate. He related his experience that the intersection of Crenshaw Boulevard and Pacific Coast Highway is much more congested and questioned why this intersection was not given a higher priority. He pointed out that the proposed project inordinately affects businesses at the southwest corner of the intersection and urged the Council to consider a proposal with less impact on local businesses.

Yvonne Beck, Madison Street, expressed concerns about the loss of “mom and pop” businesses that make Waltheria special.

Yolanda Diaz Blackman, resident, related her belief that the Crenshaw Boulevard/Pacific Coast Highway intersection should be addressed before this intersection.

Sue Bast, owner of parcel encompassing the seven businesses slated for demolition, expressed concerns about the project's impact on her property and her tenants, noting that her family has owned the property for 50 years.

Kathleen Pestal, Neece Avenue, voiced her opinion that the improvements were unnecessary because there has been a reduction in traffic. She requested that consideration be given to installing speed bumps on Neece and Newton to slow traffic.

Mayor Scotto reported that estimates indicate that L.A. County will grow by 10 million people in the next 20 years, which is sure to create additional traffic. He related his experience that speed bumps are a nuisance for people who live near them due to the noise they create.

The City Council recessed from 11:08 p.m. to 11:24 p.m.

Responding to questions from the Council, Engineering Manager Semaan confirmed that the project could potentially be modified after the Mitigated Negative Declaration has been adopted, explaining that tonight's action simply starts the process. He also confirmed that there was a possibility that only the front portion of the buildings in question could be demolished and this will be addressed during the negotiation process.

Katherine Jensen, Rutan & Tucker, legal counsel for the City, clarified that the Council's action this evening would approve the preliminary design of the project and allow the City to begin negotiations with property owners. She noted that the acquisition of properties involves many steps and would be subject to the Council's approval.

City Manager Jackson advised that the project must conform to Caltrans standards so it was very likely that property will have to be acquired otherwise funding could be jeopardized.

Mayor Scotto indicated that he favored making every effort to minimize the impact on the property owners involved.

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

Councilmember Weideman expressed concerns about the lack of interaction with the community on the design of the project, noting that he was on the Planning Commission when the commercial development on the southeast corner of this intersection was approved and significant changes were made based on input from the community.

Councilmember Sutherland indicated that he believed there were merits to arguments both for and against this project, but his primary concern was the displacement of businesses.

Councilmember Brewer stated that he was in favor of starting the process to see where this will go because there is a definite need to improve the flow of traffic on Pacific Coast Highway.

Councilmember Furey voiced his opinion that it was in the best interests of the community to move forward with this process. He noted that the property owner and the businesses could ultimately benefit from the project if a way can be found to retain a portion of the buildings, remodel them and upgrade the facades. He pointed out that this project would have been completed 10 years ago had the State of California not run out of money.

Mayor Scotto related his belief that while it was unfortunate that seven businesses and a property owner will be affected to some degree, Pacific Coast Highway is a critical corridor where traffic flow must be addressed.

MOTION: Councilmember Brewer moved to concur with the staff recommendation. The motion was seconded by Councilmember Furey and passed as reflected in the following vote:

YES: Councilmembers Barnett, Brewer, Furey and Mayor Scotto

NOES: Councilmembers Ashcraft, Sutherland and Weideman

RESOLUTION NO. 2014-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ADOPTING THE MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT AND MITIGATION MONITORING AND REPORTING PROGRAM FOR
INTERSECTION IMPROVEMENTS PROJECT ON PACIFIC COAST HIGHWAY (SR-1)
AT HAWTHORNE BOULEVARD (SR-107)**EAS13-00001**

MOTION: Councilmember Weideman moved to adopt Resolution No. 2014-20. The motion was seconded by Councilmember Furey and passed by unanimous vote.

13C. PRE-00010, WAV13-00007: 209 CAMINO DE LAS COLINAS

Recommendation

Recommendation of the Planning Commission and the Community Development Director that City Council deny the appeal and adopt Resolutions denying without prejudice a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, in conjunction with a Waiver of the side yard setback requirements, on property located within the Hillside Overlay District in the R-1 Zone at 209 Camino de las Colinas.

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

Mayor Scotto reported that the parties involved have agreed to continue the hearing to February 25, 2014 due to the lateness of the hour.

MOTION: Councilmember Weideman moved to continue the hearing to the February 25, 2014 City Council meeting. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

17. ORAL COMMUNICATIONS #2

17A. Councilmember Furey, with the concurrence of Council, requested that staff schedule a joint meeting with the Ad Hoc Federal Legislative Advocacy Committee and representatives of the City of Lomita to review and provide input to the Pacific Gateway Workforce Investment Network on the Request for Proposal to provide workforce development related services for youths in Torrance and Lomita.

17B. Councilmember Sutherland offered a reminder about the upcoming Valentine's Day.

17C. Councilmember Sutherland reported that he recently visited a Presidential Library with his grandson and found it to be very educational.

17D. Councilmember Ashcraft noted that February 12 is Abraham Lincoln's birthday.

17E. Councilmember Brewer announced that the South Bay Conservancy will be presenting *George Washington's Boy*, a play written by Ted Lange, on Saturday, February 15, in the Nakano Theatre at 7:30 p.m.

17F. Mayor Scotto wished everyone a happy Valentine's Day and shared a quote from the meeting agenda.

18. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

19. ADJOURNMENT

At 11:56 p.m., the meeting was adjourned to Tuesday, February 25, 2014 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 18 will be a Council dark night.**

Attest:

/s/ Frank Scotto
Mayor of the City of Torrance

/s/ Sue Herbers
Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on March 11, 2014