

April 6, 2004

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular meeting at 6:18 p.m. on April 6, 2004, in Council Chambers.

ROLL CALL

Present: Councilmembers Lieu, Mauno, McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers and other staff representatives.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Girl Scout Troop #671.

The invocation was given by Councilmember Witkowsky.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember McIntyre moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Lieu and a voice vote reflected unanimous approval.

MOTION: Councilmember McIntyre 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 Lieu and a roll call vote reflected unanimous approval.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Witkowsky announced a meeting of the Community Planning Design Committee on Monday, April 12, 2004 at 4:30 p.m. in the Third Floor Assembly Room at City Hall to discuss a Mills Act Property Tax Abatement Program.

She also announced a meeting of the City Council Ad Hoc Rose Float Committee on Wednesday, April 14, 2004 at 4:30 p.m. in the Third Floor Assembly Room to discuss the 2005 Rose Float design

Councilmember Nowatka announced a meeting of the Ad Hoc Armed Forces Committee on Tuesday, April 13, 2004 at 4:30 p.m. in the Third Floor Assembly Room to discuss the final plans of the 2004 Armed Forces Day Parade and Celebration.

Fire Chief Bongard reminded everyone that the Exxon Mobil Torrance Refinery Monthly Community Alert Siren Testing would take place on Wednesday, April 7, 2004 at approximately 11:30 a.m.

City Clerk Herbers invited staff and the public to view the photographs of Torrance Artist Guild member Diane Reeves on display in the City Clerk's office for the month of April.

Mayor Walker asked that the meeting be adjourned in memory of former City employee Elsie Manson, and retired City Engineer Gene Bourbonnais.

7. CONSENT CALENDAR

7a. RENTAL ASSISTANCE APPROPRIATION FOR FISCAL YEAR 2003-2004

Recommendation

Recommendation of the Community Development Director that City Council approve the appropriation of \$355,000 for rental assistance payments for the Section 8 Rental Assistance Program during the Fiscal Year ending June 30, 2004.

7b. HARBOR WORKSOURCE CENTER SUBLEASE

Recommendation

Recommendation of the Human Resources Director that City Council authorize the Mayor to execute and the City Clerk to attest to a sublease by and between the City of Torrance and the County of Los Angeles for approximately 1,777 sq. ft. of space at the Harbor WorkSource Center for a total of \$81,564.30 through December 30, 2005.

7c. D.C. ACOUSTICS CONTRACT RE REPLACEMENT CEILING TILES AT KATY GEISSERT CIVIC CENTER LIBRARY

Recommendation

Recommendation of the General Services Director and City Librarian that City Council award a contract to D.C. Acoustics Inc. for \$27,885 with a 5% contingency of \$1,394 for the replacement of ceiling tile at the Katy Geissert Civic Center Library.

7d. COOPERATIVE VEHICLE PURCHASES WITH THE STATE OF CALIFORNIA

Recommendation

Recommendation of the General Services Director that City Council: authorize the purchase of thirteen (13) vehicles totaling \$216,278.07 as cooperative purchases with the State of California, plus a 2.12% service charge payable to the State in the amount of \$4,234.36 for participation in these contracts.

7e. COOPERATIVE VEHICLE PURCHASE WITH THE COUNTY OF SAN DIEGO

Recommendation

Recommendation of the General Services Director that City Council authorize two (2) purchase orders in the amount of \$416,328.66 (cars) and \$26,100 (non-taxable extended power train warranties) to Ford West of Bellflower, CA for the purchase of eighteen (18) 2004 Crown Victoria Police Interceptors (CVPI) as a

cooperative purchase with the County of San Diego. The total expenditure will not exceed \$442,428.66

7f. CONTRACT RE ABEAM CONSTRUCTION SERVICES

Recommendation

Recommendation of the General Services Director and Parks and Recreation Director that City Council:

- 1) Award a contract to Abeam Construction Inc. for \$564,324.92 with a 5% contingency of \$28,216 for the renovation of the Joslyn Fine Arts Center (B2004-02);
- 2) Approve \$5,000 in professional engineering services;
- 3) Authorize 10% project management fees of \$56,432;
- 4) Substitute \$132,480.78 of Proposition 12 – “Per Capita” funds allocated to the Lago Seco Park Development Project (FEAP 331) with Proposition 12 – “Roberti-Z-Berg-Harris Block Grant” funds; and
- 5) Appropriate \$132,480.78 from Proposition 12 – “Per Capita” funds to the Joslyn Fine Arts Gallery Renovation Project (FEAP 336).

7g. EMPLOYEE REALLOCATION RE LINDA HSU AND WILLIAM WANG

Recommendation

Recommendation of the Human Resources Director and the Civil Service Commission that City Council approve the reallocation of incumbents Linda Hsu (Programmer) and William Wang (Information Technology Specialist) to the classification of Information Technology Analyst.

7h. RUTAN & TUCKER FEE AGREEMENT AMENDMENT RE BELL CAB COMPANY WRIT OF MANDATE

Recommendation

Recommendation of the City Attorney that City Council approve the amendment to Fee Agreement with the law firm of Rutan and Tucker to provide legal services regarding the Writ of Mandate filed by Bell Cab Company and appropriate an additional \$12,000 to the existing contract (C2003-146).

7i. RUTAN & TUCKER FEE AGREEMENT AMENDMENT RE TORRANCE SKATE PARK ASSOCIATION TERMINATION

Recommendation

Recommendation of the City Attorney that City Council approve the amendment to Fee Agreement with the law firm of Rutan and Tucker to provide legal services regarding the termination of the Torrance Skate Park Association and appropriate an additional \$6,000 to the existing contract (C2003-215).

MOTION: Councilmember Mauno moved to approve items 7a through 7i as written. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

11. ADMINISTRATIVE MATTERS

11a. CONTINUED STATE OF LOCAL EMERGENCY FOR CAROLWOOD LANE AND SINGINGWOOD DRIVE

Recommendation of the City Manager and the City Attorney that City Council continue the state of local emergency, proclaimed March 2, 2001 for properties located on Carolwood Lane and Singingwood Drive.

MOTION: Councilmember Scotto moved to continue the state of local emergency for Carolwood Lane and Singingwood Drive. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

11b. APPROPRIATION RE INCREASED SECURITY AT ZAMPERINI FIELD

Recommendation of the Airport Commission, City's Emergency Preparedness Team (EPREP), General Services Director, and the Public Works Director that City Council approve the increased security measures at Zamperini Field and an appropriation of \$310,000 to fully fund the capital improvements.

Assistant City Manager Giordano reported that after the incidents of September 11, 2001, the City had developed a plan to fortify Zamperini Field. She indicated that plans included installation of an 8 foot chain link fence around the perimeter of the airfield with the exception of Airport Drive, where there will be a 6 foot wrought iron fence. Access points will be reduced from 42 to 19 with motorized gates at all vehicle entrances with the exception of two used for City services. She stated that those gates would have a keycard entry with surveillance cameras monitored by Police Department Communications staff and that lighting and fencing improvements will be reviewed by the FAA to ensure compatibility with flight operations. Assistant City Manager Giordano thanked the airfield business community for their cooperation in reducing access points.

In response to an inquiry from Councilmember Witkowsky, Assistant City Manager Giordano explained that the FAA had indicated it was a common arrangement to have the gate located near the tower. She added that a revised alignment had been proposed which would improve traffic flow and also accommodate trucks, and City Manager Jackson noted that as part of the project, the roadway would be narrowed.

In response to an inquiry from Councilmember Lieu, Assistant City Manager Giordano explained that the FAA would review the lighting plan which had been formulated based on FAA Guidelines and she did not foresee any reason they would not approve the plan.

Councilmember Nowatka raised concerns about having a chain link fence without barbed wire around the top and Assistant City Manager Giordano indicated that the FAA advisory supported an 8 foot fence. She added that Fullerton had recently installed 8 foot chain link fences on their property, paid for by grant funds, and the EPREP Team had felt that the 8 foot fence was better aesthetically and would accomplish the same security control provided by a 6 foot fence with barbed wire.

In response to an inquiry from Councilmember McIntyre, Assistant City Manager Giordano noted that keycards would have photos on them and those vehicles with key card entry would have a reflective visor hanger to enhance visibility for determining whether that car should be on the airfield and that visor reflectors would be tied to photo IDs enabling a determination of who is on the airfield.

In response to an inquiry from Councilmember Lieu, Project Manager Wisz explained that the cost for fences was the same whether they are 6 feet with barbed wire

or 8 feet without, and both are recommended by the FAA for a large airport. He noted that FAA did not push barbed wire as fences could still be cut. Councilmember Lieu commented that he would not want to climb a fence with barbed wire.

Mayor Walker suggested an 8 foot fence with barbed wire and City Manager Jackson noted that 8 feet is a height constraint from the FAA. Assistant City Manager Giordano added that costs would increase at that size as well.

MOTION: Councilmember Scotto moved to concur with the staff recommendation and Councilmember Witkowsky seconded the motion. The motion carried by the following roll call vote:

Yes: Councilmembers Mauno, McIntyre, Scotto and Witkowsky.

No: Councilmembers Lieu and Nowatka, and Mayor Walker.

Councilmember Nowatka explained that he objected to the plan as he felt that barbed wire should be on top of the fencing and he asked that the option be explored.

Mayor Walker noted that staff could come back with modifications if they wanted to add to the plan.

At 6:39 p.m. Mayor Walker indicated that item 12a Hearing on the Del Amo Fashion Center property had been advertised for 7:00 p.m. and that the City Council would consider Item 17 Executive Session out of order and would return at 7:00 p.m. or as soon as the Executive Session had been completed.

CONSIDERED OUT OF ORDER

17. EXECUTIVE SESSION

Mayor Walker stated that subsequent to the posting of the agenda, the City Manager's office had received a proposal from Adelphia Cable Communications for an encroachment agreement to install fiber optic cable in the public right of way along 190th Street, from the City's eastern border to the City's western border. Due to time frames involved, the staff believed that immediate action was necessary to instruct LeRoy Jackson, the City's Negotiator, regarding this proposal and that the City Manager requested that the City Council add the item to the agenda and provide instruction during closed session on how to proceed.

In order to take action on a matter that is not on the agenda, the California Government Code requires a determination by a two-thirds vote of the Council that immediate action is necessary and that the need to take action arose subsequent to posting of the agenda.

MOTION: Councilmember Scotto moved to add the item to the agenda. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

Mayor Walker stated that the item would be considered under California Government Code Section 54956.8

At 6:40 p.m. the Council recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under 17.a) Conference with Labor Negotiator; 17.b) Public Employee Performance Evaluation – City Manager and

17.c) Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6, 54957 and 54956.8.

The Council reconvened at 7:30 p.m.

12. HEARINGS

12a. DEL AMO MILLS LIMITED PARTNERSHIP/STEPHEN WENDEROTH MOD04-00001, MOD04-00002, MOD04-00003, MOD04-00004, MIS04-00069:

Recommendation of the Community Development Director and the Planning Commission that City Council deny the appeal and take the following action on the Del Amo Fashion Center property bordered by Fashion Way to the north, Sepulveda Boulevard to the south, Madrona Avenue and Del Amo Fashion Circle East to the east and Hawthorne Boulevard to the west:

- 1) Adopt a resolution approving a modification (MOD04-00001) of a Development Permit, DVP 96-00001, which serves as the Master Plan for the mall;
- 2) Adopt a resolution approving a modification (MOD04-00002) of a Conditional Use Permit (CUP79-15) which is the Master CUP for the mall;
- 3) Adopt a resolution approving a modification (MOD04-00003) of a Conditional Use Permit (CUP81-50), which is the CUP governing food uses at the mall;
- 4) Adopt a resolution approving a modification (MOD04-00004) of a Variance (VAR79-3) which sets the parking ratio for the mall property;
- 5) Adopt an ordinance approving a Miscellaneous Permit (MIS04-00069) which would allow the city to enter into a Development Agreement with the Mills Corporation governing the renovation of the north mall; and
- 6) Approve an ordinance summary for publication.

MOD04-00001, MOD04-00002, MOD04-00003, MOD04-00004, MIS04-00069: DEL AMO MILLS LIMITED PARTNERSHIP/STEPHEN WENDEROTH

Mayor Walker opened the public hearing at 7:31 p.m.

Planning Manager Isomoto provided a brief history of the project noting the appeal had been filed by the City Manager in order to bring the entire item before the Council at one time. She reported that the mall had recently been sold to the Mills Corporation and their request represented changes to entitlements to expand the mall in accordance with their vision.

Planning Manager Isomoto described surrounding land uses and summarized proposed changes which mainly affect the northeast section of the mall between Carson and Fashion Way and would result in a net increase of 86,000 square feet less than existing entitlements allow.

She stated that the project was reviewed by the Planning Commission on March 17, 2004 where safety enhancements and construction phasing were discussed along with the level of detail and quality expected for the revitalized mall. Several members from the public voiced concerns about increased noise, traffic and dust generation during construction. The Mills Corporation indicated that they wanted to create a family friendly environment that would revitalize the image of the center and recapture customers, and the Planning Commission voted unanimously to approve the

project. It was noted that the applicant has continued to meet with staff regarding the development agreement and with the Police Department regarding security.

In response to an inquiry from Councilmember Scotto regarding safety enhancements, Planning Manager Isomoto pointed out that within the item there is a booklet the Police Department had put together containing everything they would like to see at the mall. A number of items have been agreed upon and both parties are deciding on what to include in the actual design.

In response to an inquiry from Councilmember McIntyre, Planning Manager Isomoto explained that Community Development staff had met with the Madrona Homeowners Association who reviewed plans and felt the changes were an improvement. Representatives from the Mills Corporation also met with the Madrona and Southwood Homeowners Associations and neither organization commented at the Planning Commission meeting or has submitted materials.

Robert Thompson, President of the Madrona Homeowners Association expressed concern regarding the relocation of the bus terminal, citing past problems. Mayor Walker indicated that the location was temporary and City Manager Jackson noted that the facility would be eliminated by late summer.

Mr. Thompson questioned the proximity of liquor sales to Madrona school and expressed concerns with dust, dirt and noise created during construction. He cited articles in the Orange County Register about security issues with Mills Corporation malls at other locations which have proved costly to those cities with Mayor Walker assuring him that the Mills Corporation had been very attentive to safety concerns and there would be no financial burden to the City.

Kevin Kudlo, 3 Del Amo Fashion Center, Group Vice President for Mills Corporation thanked City staff for all their effort and provided background on his corporation noting that part of their process on all projects is to evaluate them in the marketplace and see how improvements can be made. He noted the importance of working in partnership with the City and the community to create a safe and secure family gathering place and pointed out a 40% decrease in incidents since they acquired the project in May 2003.

Steve Loken, Senior Design Manager for the Mills Corporation, commented that as Torrance has grown the Del Amo Fashion Center has not, and he indicated that their goal was to try to bring Del Amo back to the present in design and the way it embraces the community's need. Mr. Loken provided a brief outline of the project which seeks to improve customer amenities and quality of designs while creating a safe, vibrant, family entertainment venue.

Paul Cahill, General Manager, Torrance Marriott, spoke on behalf of the owner noting that although they were excited about the improvements, there were concerns regarding ingress and egress from the hotel to the mall and with the appearance of the structure from their side of the street.

Mr. Loken indicated that there would be a fashion department store at that end of the project.

In response to an inquiry from Councilmember Scotto, Mr. Loken indicated that pedestrian access to the mall would not be obstructed but would be similar to the way it is now. Councilmember Scotto noted that it appeared that there would only be one entrance to the mall from the parking area and Mr. Loken explained that entry would be from the west side. He added that approvals were necessary from within their own corporation, from the lender and from their equity partner before they could move forward and he estimated that construction would take about 15 months with completion possible by fall of 2005.

Councilmember Witkowsky emphasized the importance of pedestrian access for the hotel, surrounding office buildings, homeowners on the east side of Madrona and those coming from Hawthorne Boulevard, and she encouraged them to work with the City to provide a safe crossing or walkway.

Mr. Kudlo asserted that it was not their intention to create impediments, and he asked for Mr. Cahill's card so they could sit down and work together to accommodate the hotel's needs.

Mayor Walker noted that the City recognized the project as a work in progress.

In response to an inquiry from Councilmember Lieu regarding parking, Mr. Kudlo stated that they planned to meet or exceed City requirements and Planning Manager Isomoto asserted that based on previous traffic studies that would be adequate. She added that they were requiring a plan of pedestrian access and noted that the parking structure had to be architecturally compatible and there were landscaping requirements as well.

MOTION: At 8:05 p.m. Councilmember Witkowsky moved to close the public hearing. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

Councilmember Mauno observed that Mr. Thompson had brought up the same questions that he had when the project was brought to the Planning Commission four years ago and he noted that there were specific conditions that were still part of the project. He added that security was the main issue the City was concerned with and he was excited to see the plans to improve the mall.

Councilmember Scotto echoed those comments and commended the Mills Corporation on a well thought through project noting that he was looking forward to the changes and has been impressed with what they have done in other places.

Councilmember Lieu related that he had grown up in malls as his parents owned four stores in malls, and he was enthusiastic about the plans that would be a big improvement for the City.

Councilmember McIntyre commented that she and she commended the Mills Corporation on thorough research and plans. She expressed excitement about the project and was impressed that they had worked closely with staff and met with police and adjoining homeowners associations early on. She encouraged anyone with concerns about the project to look at the conditions on pages 64-69 of the agenda material (MOD04-00001) that address concerns with ingress, egress and refuse, as staff has carefully thought of just about everything that could impact the development.

Councilmember Nowatka commended the Mills Corporation for addressing issues and improving upon the original plan. He added that the public would be able to continue with input, and issues will be addressed as they arise as the Mills Corporation is committed to having a class mall that will bring class shops to the community.

Councilmember Witkowsky thanked the Mills Corporation and welcomed them to Torrance.

Mayor Walker commented that there had been some changes but what started as one of the great malls in the country through the years still remained one of the more profitable shopping centers in the country that continues to be a revenue generator for the City.

MOTION: Councilmember Witkowsky moved to concur with the staff recommendation to deny the appeal. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval

RESOLUTION NO. 2004-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING MODIFICATION OF PREVIOUSLY APPROVED DEVELOPMENT PERMIT (DVP96-0001) TO ALLOW THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, DEL AMO BUSINESS SUB-DISTRICT ONE AND BOUNDED TO THE WEST BY HAWTHORNE BOULEVARD, TO THE NORTH BY FASHION WAY, TO THE EAST BY MADRONA AVENUE BETWEEN FASHION WAY AND CARSON STREET AND BY DEL AMO CIRCLE EAST BETWEEN CARSON STREET AND SEPULVEDA BOULEVARD, AND TO THE SOUTH BY SEPULVEDA BOULEVARD.

MOD04-00001: DEL AMO MILLS LIMITED PARTNERSHIP (STEPHEN WENDEROTH)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2004-39. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2004-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED MODIFICATION (MOD96-0022) CONDITIONAL USE PERMIT (CUP79-15) TO ALLOW THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, DEL AMO BUSINESS SUB-DISTRICT ONE AND BOUNDED TO THE WEST BY HAWTHORNE BOULEVARD, TO THE NORTH BY FASHION WAY, TO THE EAST BY MADRONA AVENUE BETWEEN FASHION WAY AND CARSON STREET AND BY DEL AMO CIRCLE EAST BETWEEN CARSON

**STREET AND SEPULVEDA BOULEVARD, AND TO THE SOUTH
BY SEPULVEDA BOULEVARD.**

MOD04-00002: DEL AMO MILLS LIMITED PARTNERSHIP (STEPHEN WENDEROTH)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2004-40. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval

RESOLUTION NO. 2004-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED MODIFICATION (MOD96-0023) AND CONDITIONAL USE PERMIT (CUP81-50) TO ALLOW FOR THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, DEL AMO BUSINESS SUB-DISTRICT ONE AND BOUNDED TO THE WEST BY HAWTHORNE BOULEVARD, TO THE NORTH BY FASHION WAY, TO THE EAST BY MADRONA AVENUE BETWEEN FASHION WAY AND CARSON STREET AND BY DEL AMO CIRCLE EAST BETWEEN CARSON STREET AND SEPULVEDA BOULEVARD, AND TO THE SOUTH BY SEPULVEDA BOULEVARD.

MOD04-00003: DEL AMO MILLS LIMITED PARTNERSHIP (STEPHEN WENDEROTH)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2004-41. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2004-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED MODIFICATION OF A VARIANCE (VAR79-3) FROM THE OFF STREET PARKING REQUIREMENTS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO EXPAND THE AREA OF THE VARIANCE FOR THE DEL AMO FASHION CENTER ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, DEL AMO BUSINESS SUB-DISTRICT ONE AND BOUNDED TO THE WEST BY HAWTHORNE BOULEVARD, TO THE NORTH BY FASHION WAY, TO THE EAST BY MADRONA AVENUE BETWEEN FASHION WAY AND CARSON STREET AND BY DEL AMO CIRCLE EAST BETWEEN CARSON STREET AND SEPULVEDA BOULEVARD, AND TO THE SOUTH BY SEPULVEDA BOULEVARD.

MOD04-00004: DEL AMO MILLS LIMITED PARTNERSHIP (STEPHEN WENDEROTH)

MOTION: Councilmember Lieu moved to adopt Resolution No. 2004-42. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

ORDINANCE NO. 3558

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND DEL AMO MILLS LIMITED PARTNERSHIP RELATING TO THE DEL AMO FASHION CENTER BOUNDED TO THE WEST BY HAWTHORNE BOULEVARD, TO THE NORTH BY FASHION WAY, TO THE EAST BY MADRONA AVENUE BETWEEN FASHION WAY AND CARSON STREET AND BY DEL AMO CIRCLE

**EAST BETWEEN CARSON STREET AND SEPULVEDA BOULEVARD,
AND TO THE SOUTH BY SEPULVEDA BOULEVARD.**

MIS04-00069: DEL AMO MILLS LIMITED PARTNERSHIP (STEPHEN WENDEROTH)

MOTION: Councilmember Lieu moved to adopt Ordinance No. 3558
Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

City Attorney Fellows noted that the Ordinance Summary had been approved as part of the approval.

15. 2ND READING ORDINANCES

15a. ORDINANCE NO. 3557 RE TORRANCE MUNICIPAL CODE AMENDMENTS

Second and final reading of Ordinance No. 3557 amending Sections 61.10.4 of the Torrance Municipal Code related to posted speed limits in the City.

ORDINANCE NO. 3557

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING SECTIONS 61.10.4 OF THE TORRANCE
MUNICIPAL CODE RELATED TO POSTED SPEED LIMITS WITHIN
THE CITY.**

MOTION: Councilmember Lieu moved to adopt Ordinance No. 3557.
Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

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The Torrance Redevelopment Agency met from 8:22 p.m. to 8:23 p.m.

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16. ORAL COMMUNICATIONS

16a. Councilmember Lieu stated that he had attended the Torrance Performing Arts Consortium reception where Dr. Arnold Plank had received the 3rd Annual Dee Hardison Award.

16b. Councilmember Lieu welcomed the 600 members of the recently opened St. Francis Korean American Church to the community.

16c. Councilmember Lieu stated that he and his wife had enjoyed attending the recent Spring Boutique which benefits the Youth Council and the ATTiC. He indicated that there are 4 boutiques each year with the next one scheduled for July.

16d. Councilmember Mauno stated that he had also attended the Los Concioneres Master Chorale performance where Dr. Plank had been honored and noted that the community was supportive of Dr. Plank's recovery.

16e. Councilmember Mauno noted that he had attended the March 30 Commissioner Orientation complimenting the City Clerk and City Attorney on the excellent information and commended the commissioners for giving time to their community.

- 16f.** Councilmember McIntyre lauded Dr. Plank for his long and dedicated service to the community and commended him for his dedication to the arts and the schools.
- 16g.** Councilmember McIntyre encouraged the public to attend a lecture by author Andrew Purdue to be held April 13 at the Katy Geissert Civic Center Library.
- 16h.** Councilmember McIntyre expressed support for the Torrance Police Department and their professional handling of difficult matters during the past two weeks.
- 16i.** Councilmember Nowatka commented on the energetic enthusiasm from the audience in honoring Dr. Plank for his work in support of the arts.
- 16j.** Councilmember Nowatka echoed earlier comments and commended the Police Department in their handling difficult situations recently.
- 16k.** Councilmember Nowatka announced an open house with exhibits and refreshments at the Madrona Marsh on Saturday afternoon April 17.
- 16l.** Councilmember Scotto congratulated Dr. Plank and hoped for his speedy recovery.
- 16m.** Councilmember Scotto also congratulated and thanked the Parks and Recreation department and the Youth Council in putting together the Spring Boutique which was very well attended.
- 16n.** Councilmember Scotto requested with the concurrence of Council that discussion of the Historical Preservation Overlay Zone (HPOZ) be added to the Planning and Community Design Committee meeting agenda along with the Mills Act. Mayor Walker responded that the committee had the ability to explore all avenues and could move forward without any action from the Council. Councilmember Mauno also asked that information going out to the committee be more encompassing.
- 16o.** Councilmember Witkowsky also congratulated Dr. Plank on receiving the Dee Hardison Award and wished him well.
- 16p.** Councilmember Witkowsky noted that Saturday, April 24 was Earth Day and encouraged students and everyone to help clean up the Madrona Marsh Preserve from 9:00 a.m. to noon.
- 16q.** Councilmember Witkowsky wished everyone in the Jewish community a happy Passover.
- 16r.** Mayor Walker echoed comments regarding Dr. Plank and commended the lifetime of service he has contributed to the community.
- 16s.** Barry Jay, referring to airport security issues, strongly encouraged staff to consider types of key cards other than those proposed, that the driveway be aligned with Zamperini Way; and that barbed wire be added along the 8 foot fence while agreeing that additional lighting is needed stated that the lighting as proposed could cause deeper shadows.

Mayor Walker directed Mr. Jay to meet with staff and Assistant City Manager Giordano noted that the lighting design would go back before the Airport Commission and the FAA.

16t. Dr. Arthur Evans, Torrance, presented a petition signed by 57 residents living along Paseo de la Playa requesting that the City Council asking for enforcement of noise and speed limits on a regular basis when requested by a resident and expressed frustration with a lack of response to letters to the City (submitted for the record).

Mr. Evans also donated a sound meter the City Council and suggested turning restrictions to decrease traffic levels on his street.

Mayor Walker thanked Mr. Evans for his input and responded that he had found several of the suggestions in the letter unworkable but the rest of the issues raised by Mr. Evans would be handled by the Police Department and noted that he had not observed those conditions on that street or heard others complain of noise or traffic there.

16u. Lana Terry, 617 Paseo de la Playa, reported that many people speed down her street between 5:00 a.m. and 6:00 a.m. and she expressed support for turning restrictions.

17. EXECUTIVE SESSION

Considered earlier in the meeting.

18. ADJOURNMENT

At 8:50 p.m., the meeting was adjourned to Tuesday, April 13, 2004 at 5:30 p.m., for an executive session, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

** * * Adjourned in memory of
Elsie Manson and Gene Bourbonnais * * **

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC
City Clerk of the City of Torrance

Approved on June 8, 2004