

February 22, 2000

**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 6:00 p.m.* on Tuesday, February 22, 2000, in City Council Chambers at Torrance City Hall.

*At 5:30 p.m., City Clerk Herbers announced aloud in Council Chambers that a quorum was not present but was expected at 6:00 p.m.

ROLL CALL

Present: Councilmembers Cribbs, Horwich, Lee, Messerlian, O'Donnell, Walker and Mayor Hardison.

Absent: None.

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

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Agenda Item 16 was considered out of order at this time.

16. EXECUTIVE SESSION

At 6:00 p.m., pursuant to Government Code Sections 54956.9(c) and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda.

The Council reconvened in Council Chambers at 7:05 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Jr. Girl Scout Troop #363, Elaine Nishimura, Troop Leader.

Reverend Paul Lance, Seaside Community Church, gave the invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilman Lee 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 Councilwoman Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

MOTION: Councilman Lee 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 Councilwoman Cribbs and, there being no objection, it was so ordered by Mayor Hardison.

4. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson announced that Item 7g, JTPA Agreement with Platt College, and Item 7j, Electronics Business Corporate Consulting Services Agreement, had been withdrawn.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilwoman Cribbs announced a meeting of the Finance and Governmental Operations Committee Mid-year Budget Review on Tuesday, February 29, 2000 at 5:30 p.m. in the West Annex meeting room.

City Clerk Herbers announced that any registered voter who has not yet received a sample ballot pamphlet for the March 7 Election should call the Los Angeles County Registrar at 800/815-2666.

City Clerk Herbers announced that this was the last week to request Absent Voter Ballots; that the Registrar must receive requests no later than February 29; that by law, requests cannot be made over the phone as a signature is required; and that return mail delivery is not guaranteed. She noted that under special circumstances, a voter may request an emergency absentee voter ballot beginning March 1 through Election Day, March 7. She advised that, to be counted, absentee ballots must be mailed in time to be received by the Registrar's office by March 7, or returned by the voter personally to any polling place in the county no later than 8 p.m. on election day, and that any authorized family member may be designated to return the voted ballot to any polling place in the county or to the Registrar's office in accordance with instructions on the return envelope.

City Clerk Herbers announced that a municipal candidate forum sponsored by the League of Women Voters, AAUW and Torrance Council of PTAs will be held on Wednesday, February 23, at the Ken Miller Recreation Center at 7:00 p.m. and that this forum will be video taped for play on CitiCable.

City Clerk Herbers announced that on Thursday, February 24, Northwest Torrance Homeowners Association will hold a municipal candidate forum in the Library at North High School beginning at 7:00 p.m. and that on the same evening, the League of Women Voters and AAUW will hold a meet the candidate and candidate forum for county, state and congressional candidates at 7:00 p.m. in the Ken Miller Recreation Center.

6. COMMUNITY MATTERS

6a. PROCLAMATION RE "BLACK HISTORY CELEBRATION"

Mayor Hardison presented a proclamation recognizing the Black History Celebration occurring on Friday, February 25, 2000, in the City of Torrance, to Steve Cummins, President of Torrance Area Chamber of Commerce, and members of the

Cultural Involvement Task Force Committee, James Autry and Darlene Gurrola. Mr. Autry thanked the Council for supporting the Chamber's efforts to encourage diversity in the Torrance business community.

7. **CONSENT CALENDAR**

7a. **LEASE AGREEMENT RE ENTRADERO SUMP LITTLE LEAGUE FIELD**

Recommendation

Recommendation of the Parks and Recreation Director that City Council authorize the Mayor to execute and the City Clerk to attest an agreement on behalf of the City of Torrance initiating a lease for the use of Entradero Sump Little League Field #4 by West Torrance Babe Ruth Baseball Organization for the period of February 22, 2000 through December 31, 2000.

7b. **TORRANCE YOUTH COUNCIL ANNUAL REPORT**

Recommendation

Recommendation of the Parks and Recreation Director and the Torrance Youth Council that City Council accept and file the Torrance Youth Council Annual Report for October 1998 through September 1999.

7c. **TORRANCE YOUTH COUNCIL ANNUAL YOUTH FORUM**

Considered separately, see pages 4-5.

7d. **MONTHLY INVESTMENT REPORT FOR JANUARY 2000**

Recommendation

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for January 2000.

7e. **JOB TRAINING PARTNERSHIP ACT AGREEMENT WITH MOBIL OIL**

Recommendation

Recommendation of the Human Resources Director that City Council execute an agreement for employment and training services with Mobil Oil Corporation for \$82,716.

7f. **CONTRACT SERVICES AGREEMENT AMENDMENT FOR REPAIR AND OVERHAUL OF BUS ENGINES**

Recommendation

Recommendation of the Transit Director that City Council authorize the Mayor to execute and the City Clerk to attest to an amendment to the contract services agreement with Valley Detroit Diesel Allison (VDDA) to repair and rebuild engines and the Allison transmissions for the Torrance Transit buses from \$50,000 to \$75,000.

7g. **JOB TRAINING PARTNERSHIP ACT AGREEMENT WITH PLATT COLLEGE**

Recommendation

Recommendation of the Human Resources Director that City Council execute an agreement for employment and training services with Platt College for \$150,000.

Withdrawn, see page 2.

7h. **PURCHASE ORDER FOR AERIAL LADDER TRUCK**

Recommendation

Recommendation of the Fire Chief that City Council authorize a purchase order be issued to South Coast Fire Equipment for \$627,275.19 for the purchase of one 100 foot Pierce Aerial Ladder Truck as a Cooperative Purchase with the City of Bakersfield.

7i. **TRANSFER FROM DONATION FUND RE PURCHASE OF SUPPLIES FOR THE ATTIC**

Recommendation

Recommendation of the Parks and Recreation Director that City Council approve the transfer of \$2,600 from the Parks and Recreation Department's Miscellaneous Donation Fund to the Parks and Recreation Enterprise Fund, Recreation Services Operating Budget to fund the purchase of tables and chairs for programming at the ATTIC, A Torrance Teen Center.

7j. **CONSULTING SERVICES AGREEMENT RE ELECTRONIC BUSINESS CORPORATION**

Recommendation

Recommendation of the Human Resources Director that City Council approve a contract with Electronic Business Corporation for an amount not to exceed \$104,500 for computer software design, maintenance and a Technology Partner Feasibility Study.

Withdrawn, see page 2.

MOTION: Councilwoman O'Donnell moved for the approval of Consent Calendar Items 7a, 7b, 7d, 7e, 7f, 7h, and 7i. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Consent Calendar Item 7c was considered separately at this time.

7c. **TORRANCE YOUTH COUNCIL ANNUAL YOUTH FORUM**

Recommendation

Recommendation of the Parks and Recreation Director that City Council grant permission to the Torrance Youth Council to conduct their annual Youth Forum (formerly known as Youth in Government Day) at the ATTIC, 2320 West Carson Street, Torrance.

Councilwoman Cribbs questioned whether the Attic is large enough to accommodate this event. Recreation Services Administrator Jones reported that the occupancy limit for the Attic is 300 and that approximately 150 students are expected to attend Youth in Government Day.

MOTION: Councilwoman Cribbs moved to concur with the staff recommendation. The motion was seconded by Councilman Messerlian and approved by unanimous voice vote.

9. PLANNING AND ECONOMIC DEVELOPMENT

9a. PROPOSED REVISIONS TO NUISANCE ABATEMENT SECTIONS OF TMC

Recommendation

Recommendation of the Building and Safety Director that City Council review proposed changes to the Nuisance Abatement Code, provide direction on the proposed changes and direct staff to return with an update Nuisance Abatement and Property Maintenance Ordinance.

Environmental Services Administrator Cessna presented the staff report (per written material of record). She explained that staff, in conjunction with the SMART team, had reviewed the sections in the Torrance Municipal Code dealing with property maintenance and nuisance abatement and that in order to facilitate enforcement of these issues, they were proposing consolidating them into two sections, a Property Maintenance section and a Nuisance Abatement section, incorporating some of the elements of the existing code and adding sections gleaned from a review of codes of other jurisdictions.

Mayor Hardison voiced support for updating the Nuisance Abatement Ordinance, particularly with regard to the maintenance of vacant commercial buildings.

Councilwoman Cribbs expressed an interest in the proposal to require the owner of a vacant property to file a maintenance plan for the site within 30 days of its vacation, but questioned how it would be enforced, cautioning that property owners may ignore this provision unless they face a substantial penalty. She stated that she hoped the final draft of the ordinance would allow for prosecutorial discretion so that if there are extenuating circumstances, such as elderly or disabled owners whose property has fallen into disrepair, the City has other tools to remedy the situation rather than immediately taking them to court. Noting that the revision process has been going on for some time, she indicated that she would like a draft of the ordinance brought back to Council in four to six weeks.

Mayor Hardison questioned whether the Environmental Quality Commission would be reviewing the proposed ordinance. Building and Safety Director Isomoto advised that staff's intent was to submit the ordinance to the Commission for review once it is in draft form, but noted that that would add time to the process because the commission meets only once a month.

Councilman Messerlian recommended that vacant lots be included in property maintenance provisions, along with vacant buildings, and suggested that some sort of

citation process be considered as an enforcement tool. Ms. Cessna indicated that staff hopes to have a full range of enforcement tools to use as needed.

Councilman Lee expressed concerns that the ordinance could become a weapon in neighborhood disputes. Ms. Cessna noted that the City of Santa Clara's nuisance abatement ordinance includes a section stating the city has no duty to enforce the regulations, which gives the city the discretion to proceed as they deem appropriate.

City Attorney Fellows stated that he suspected that that section was included not to provide an opportunity for selective enforcement, but rather to make clear that the city has no statutory or mandatory duty to correct dangerous conditions that may exist on private property. He pointed out that City prosecutors have the discretion of treating nuisance cases as either misdemeanors or infractions and advised that the lawyers in his office would not prosecute frivolous cases.

Councilman Walker stated that he was not comfortable with some of the regulations referenced in the agenda material as he thought they went too far and that he preferred that staff focus on the more serious problems, such as boarded up businesses blighting the City and residents running auto salvage operations out of their homes.

Councilwoman O'Donnell commented on the importance of residential property maintenance, noting that run-down houses decrease property values and have a demoralizing effect on the neighborhood. She stated that she very much favors code enforcement to abate visual nuisances that impact the general appearance of the City, particularly in residential neighborhoods.

Mayor Hardison indicated that she agreed with the basic outline of the revisions included in the staff report, however, she was not clear on what areas are particularly problematic and require stronger enforcement tools. She suggested that staff proceed with caution with regard to regulating trash container storage and the long-term parking of vehicles on City streets, noting that there is an existing regulation prohibiting vehicles from being parked on a City street longer than 72 hours.

Ms. Cessna explained that the parking of recreational vehicles on residential streets generates many complaints but that staff also had concerns about moving any further on this issue and would appreciate input from the Council.

Councilman Lee suggested that rather than attempting to limit the scope of the revisions, Council should direct staff to return with a draft ordinance covering the areas they believe need to be addressed and that the Council, at that time, could voice any objections they have to the proposed revisions.

Councilman Walker recommended that the real estate and business communities be apprised of the revisions, and it was the consensus of the Council to have the Environmental Quality Commission review the draft ordinance and receive public comment.

MOTION: Councilman Lee moved to direct staff to return with an updated Nuisance Abatement and Property Maintenance Ordinance after it has been reviewed by the Environmental Quality Commission. The motion was seconded by Councilman Horwich and passed by unanimous roll call vote.

11. ADMINISTRATIVE MATTERS

11a. MARCH 7TH BALLOT MEASURES

Recommendation

Recommendation of the Legislative Ad Hoc Committee that City Council as a whole review the 20 initiatives on the March 7, 2000 ballot and support the Committee's position on these matters.

Mayor Hardison, Chair of the Ad Hoc Legislative Committee, commented on the guidelines the committee used to determine whether the City should support, oppose, or take a neutral position regarding the 20 initiatives on the March 7, 2000 ballot.

The recommended positions were as follows:

Support	Oppose	Neutral
12, 13, 14, 15, 16, 18, 19, 21, 26,	28	1A,17, 20, 22, 23, 25, 27, 29, 30, 31

Councilman Lee asked that Propositions 30 and 31 be considered separately.

MOTION: Mayor Hardison moved to concur with the Ad Hoc Legislative Committee's recommendations for Propositions 1 through 29. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

Councilman Lee stated that he did not object to the Council's taking a neutral position on Propositions 30 and 31, but pointed out that there could be increased costs to the City if these propositions are approved in terms of higher insurance premiums and potential liability issues which could result if an insurer representing the City acts in bad faith. Mayor Hardison reported that the Committee had discussed these issues and had ultimately decided to recommend a neutral position.

MOTION: Councilman Messerlian moved to concur with the Committee's recommendation for Propositions 30 and 31. The motion was seconded by Councilwoman Cribbs and approved by unanimous voice vote.

11b. STATE DISABILITY FOR RECURRENT LIBRARY EMPLOYEES

Recommendation

Recommendation of the City Manager that City Council adopt a Resolution enacting State Disability Insurance (SDI) for the Recurrent Library Unit.

Assistant to the City Manager Keane presented the staff report.

RESOLUTION NO. 2000-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APROVING THE FILING OF AN APPLICATION FOR TORRANCE MUNICIPAL EMPLOYEES AFSCME LOCAL 1117 (TLEA) COVERAGE UNDER SECTION 710.5 OF THE STATE UNEMPLOYMENT INSURANCE CODE IMPLEMENTING A STATE DISABILITY INSURANCE PROGRAM

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 2000-15. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

11c. TORRANCE FIRE FIGHTERS ASSOCIATION SUPPLEMENTAL MOU

Recommendation

Recommendation of the City Manager that City Council adopt a Supplemental MOU Resolution adding and modifying two premiums for the Torrance Fire Fighters Association.

Assistant to the City Manager Keane presented the staff report.

RESOLUTION NO. 2000-16

MEMORANDUM OF UNDERSTANIDN FOR THE TORRANCE FIRE FIGHTERS ASSOCIATION SUPPLEMENTAL #1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 98-89 SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS ASSOCIATION

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 2000-16. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

12. HEARINGS

12a. APPEAL RE PROPOSED DEVELOPMENT AT 2829 MARICOPA AVENUE

Recommendation

Recommendation of the Planning Director that City Council deny the appeal and concur with the Planning Commission decision that an Environmental Impact Report (EIR) be prepared to assess the environmental effects of the development of a proposed gated community with 74 detached condominium units on property located at 2829 Maricopa Avenue. It is further recommended that the Planning Director be directed to initiate the process for the preparation of the EIR.

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

With the aid of slides, Planning Manager Isomoto briefly described the proposed project and the surrounding area. She noted that Planning Commissioners present at the December 15 Commission meeting voted unanimously to concur with staff's recommendation, that an Environmental Impact Report be required to fully assess the potential impact of this project. Referring to supplemental material, she explained that the applicant's representative, Jerry Marcil, submitted a "Technical Assessment Package – Montecito Estates Development" and another report entitled "Montecito Estates Fiscal Analysis" after the agenda item was prepared and that City staff had not had time to review the reports.

Mayor Hardison indicated that Councilmembers had not received both reports and were not prepared to comment on them at this meeting.

Mayor Hardison noted that according to correspondence she had received, there appeared to be some misinformation regarding the commercial development of the site. Planning Manager Isomoto explained that Home Depot had at one point expressed an interest in building a Design Expo on the property but had withdrawn their application some months ago.

In response to Mayor Hardison's request, City Attorney Fellows outlined the environmental review process as mandated by the California Environmental Quality Act (CEQA).

Councilman Walker questioned whether staff believed that if studies focused on traffic, the project's compatibility with the residential homes across the street, and the loss of manufacturing-zoned property, that these concerns could be addressed without the preparation of an Environmental Impact Report (EIR).

Planning Manager Isomoto confirmed that staff could assess the project's impact based on individual studies of those issues but noted that, unlike an EIR, the studies would not address the option of an alternative project on the site or no project at all.

Councilman Walker stated that he felt it was possible to determine the potential impact of this project without requiring the preparation of an EIR by focusing on the major issues, thereby avoiding a process that can be cumbersome and time-consuming for everyone involved.

Responding to Mayor Hardison's inquiry, Planning Director Gibson discussed the difference between an Environmental Impact Report (EIR) and a focused EIR, noting that while the range of topics is narrowed in a focused EIR, it still provides an analysis of alternative land uses and the short- and long-term consequences of a project. He indicated that in terms of time savings, a focused EIR probably would not have a significant advantage over an EIR.

Councilman Messerlian commented that the CEQA guidelines were enacted in the mid 1970's to bring out germane facts about a proposed project and that although the process can be cumbersome and expensive, it is sometimes necessary to ensure

that residents and property owners in the immediate vicinity and surrounding area are apprised of the facts and are protected from significant negative impacts.

Referring to the Initial Study prepared for the project (EAS99-00019), Councilman Horwich noted that very few of the environmental issues listed in the report were judged to have a potentially significant impact and stated that he viewed the items mentioned in the "Land Use and Planning" section of the report as philosophical issues which would ultimately have to be decided by the Council. He indicated that he preferred to allow the developer address the four or five items identified in the report and forego the EIR process.

Mayor Hardison related her understanding that the EIR process includes a scoping session and that she believed it was an important part of the process. Planning Director Gibson confirmed that CEQA guidelines encourage the use of public meetings to allow an opportunity for interested parties to discuss a proposed project and offer suggestions about what they think should be included in an EIR in addition to the issues staff have identified.

City Attorney Fellows pointed out that beyond the Land Use and Planning issues, which he assumed the applicant was attempting to address in the Fiscal Analysis, the only other issues identified in the Initial Study involve the project's impact on schools, which can be mitigated with the payment of fees; the exposure of people to sources of potential health hazards; and the exposure of people to severe noise levels, a problem that has been mitigated in similar projects by the adoption of specific noise mitigation measures. He advised that in order to reach a conclusion that an EIR is needed to resolve these issues, the Council would need to make a finding that there is substantial evidence in the record that would lead one to conclude that they would have a potentially significant impact.

Councilman Walker reiterated his opinion that all the information needed to resolve the concerns identified in the Initial Study and discussed at this hearing can be obtained in an expedient way without going through the EIR process.

Mr. Jerry Marcil, representing the applicant, Maricopa Development, offered a brief description of the project, maintained that the property in question is the only industrial property bordering an R-1 zone in the entire city that could be zoned Planned Development/Residential, and suggested that project would provide a transition zone between the R-1 and M-2 properties. He contended that there is no reference in CEQA to the fiscal impact of a project and that there are really only two environmental issues that need to be addressed in this case: the exposure of people to existing sources of potential health hazards and exposure to severe noise levels.

With regard to health hazards, Mr. Marcil indicated that he had submitted a report to staff in early January verifying that the site and all neighboring properties were clean. Referring to concerns about noise, he stated that even though the consultant's report indicated that noise levels were low enough that mitigation was not needed, he had agreed to comply with his industrial neighbors' requests by increasing setbacks, erecting an eight-foot high block wall, planting a row of trees along the perimeter, and installing double-glazed windows in units facing industrial uses. He stated that the project would provide greatly needed, high quality housing and maintained that there is no shortage of industrial space in the Torrance as there is currently 6 million square feet of vacant

industrial land and over a million square feet of vacant industrial buildings. He noted that residential neighbors to the south have expressed strong support for the project.

Mr. Trevor Smith, Robert Bein, William Frost and Associates, 14725 Alton Parkway, Irvine, indicated that he had authored the Technical Assessment Package and provided a summary of his professional experience. He stated that a focused EIR would not be appropriate in this case and that the question facing the Council was whether to require an EIR or a Negative Declaration. He explained that a Negative Declaration is an expanded Initial Study which addresses all the same issues that are included in an EIR; noted that if it becomes evident during the preparation of the document that there is a significant impact that cannot be mitigated, an EIR would have to be prepared; and encouraged the Council to consider a Mitigated Negative Declaration.

Mr. Stanley Hoffman, Hoffman Associates, 11661 San Vicente, #306, Los Angeles, author of the Fiscal Analysis, briefly discussed the results of the analysis, reporting that both the industrial development of the property and the residential development of the property were found to have a slightly positive fiscal impact. He noted that the spillover benefit to the nearby residential neighborhood in terms of increased property values was not considered. He related his understanding that a Fiscal Analysis is not required as part of the CEQA process and that it is usually prepared as a supplemental report.

Voicing support for the project, Mr. Terry Allred, 1103 Fonthill Avenue, stated that the positive benefits of the proposed residential development would far outweigh the loss of 10 acres of industrial land; that any industrial use would likely have a more significant impact on the environment; and that he believed requiring the preparation of an EIR was unnecessary and a gross burden on the developer.

Mr. Daniel Petty, 1104 Eriel Avenue, also voiced support, stating that the proposed project would increase the value of homes in his neighborhood, the Torrance Gardens area, and would generate far less traffic than an industrial, commercial or greater density residential use of the property. He related his understanding that there is no shortage of industrial or commercial space in the City but there is a serious shortage of new housing.

Mr. Micheal Wolff, 1005 Teri Avenue, stated that residents in the area overwhelmingly support the proposed development and expressed concerns that if an EIR is required, the developer will abandon the project.

Mr. Ray Millman, 22750 Hawthorne Boulevard, Suite 101, a realtor who specializes in the Torrance Gardens area, commented on the demand for larger, newer homes and offered his opinion that the proposed project would be the best use for the property.

MOTION: Councilwoman Cribbs moved to close the public hearing. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

Mayor Hardison stated that she had serious concerns about allowing a residential development to encroach into this very viable industrial area; questioned the accuracy of the industrial vacancy figures cited by the applicant; and voiced her opinion that a Mitigated Negative Declaration would not provide all the information needed to

make an informed decision on this project. She stated that it was unfortunate that no one approached the City to help market the site because they could have provided some assistance and maintained that nearby residents' fears that the site will become a commercial or retail development if this project is not approved are unfounded, indicating that she would never vote to approve a commercial/retail use on this site.

Councilman Lee agreed that the maintenance of the City's industrial base is extremely important but noted that the rezoning of property in the City for multi-unit residential developments has become increasingly common and indicated that he viewed it as a policy issue. He stated that while the environmental issues of noise and traffic, as well as the project's long- and short-term impact on the City's economy and residential/industrial balance, need to be thoroughly examined, he believed those issues could be addressed within the framework of a Mitigated Negative Declaration without having to deal with the "flora and fauna" issues involved in an Environmental Impact Report.

MOTION: Councilman Lee moved to grant the appeal and asked for the preparation of a Mitigated Negative Declaration focused on the items called out in Initial Study EAS99-00019, with studies ordered and controlled by City of Torrance staff and paid for by the applicant. The motion was seconded by Councilman Walker and passed by a 6-1 majority roll call vote, with Mayor Hardison dissenting.

Councilwoman Cribbs commented that she had voted to approve the motion with great reluctance because she was under the distinct impression that the applicant had chosen to bypass the Planning Commission by not providing them with the information needed to make a knowledgeable decision and stated that she found the tactic of submitting the Technical Assessment Package and Fiscal Analysis at the last minute unacceptable.

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The Council briefly recessed from 9:50 p.m. to 10:00 p.m.

13. **APPEALS**

13a. **MASTER PLAN FOR DEL AMO FASHION CENTER**

Recommendation

Recommendation of the Planning Director that City Council deny the appeal and concur with the Planning Commission decision that the proposed Master Plan Elements for the Del Amo Fashion Center be approved as conditioned. The project is located on property bounded by Hawthorne Boulevard to the west, Fashion Way to the north, Madrona Avenue and Del Amo Circle to the east and Sepulveda Boulevard to the south.

DVP96-0001, MOD96-0022, MOD96-0023, MOD96-0024, EAS96-0012:

THE TORRANCE COMPANY (MR. JIM JONES, PRESIDENT)

Planning Manager Isomoto presented the staff report (per written material of record).

Mr. Jim Jones, President of The Torrance Company, stated that he concurred with the recommended conditions of approval.

Commenting on past problems that have stalled the mall's renovation/expansion, Mayor Hardison expressed the hope that the project would go forward, and Mr. Jones indicated that chances were very good that the expansion will take place.

MOTION: Councilman Walker moved to deny the appeal and approve the Master Plan Elements for Del Amo Fashion Center as conditioned. The motion was seconded by Councilwoman O'Donnell, and discussion briefly continued.

Noting that she had previously opposed the expansion when it became apparent that it would not include the addition of a major retailer, Councilwoman Cribbs stated that she now favored moving forward with the project because Del Amo Fashion Center is very important to the City's sales tax base and this project would provide needed improvements.

Councilman Messerlian indicated that he also would support the project despite his past opposition, stating that mall is a vital economic presence in the community and the time has come to begin upgrading its condition in order to provide an attractive and safe place to shop.

The motion passed by unanimous roll call vote.

14. SECOND READING ORDINANCES

14a. SECOND AND FINAL READING OF ORDINANCE 3479

ORDINANCE 3479

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 35.10.1 OF ARTICLE 10 OF CHAPTER 5 OF DIVISION 3 OF THE TORRANCE MUNICIPAL CODE, RELATING TO THE ESCORT LICENSE ORDINANCE, DELETING THE SECOND PARAGRAPH

MOTION: Councilman Messerlian moved for the adoption of Ordinance 3479. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

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At 10:09 p.m., the Council met as the Redevelopment Agency and adjourned at 10:12 p.m.

The Council convened as the Public Financing Authority at 10:13 p.m. and adjourned at 10:14 p.m.

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15. ORAL COMMUNICATIONS

Fire Chief Bongard shared a commendation given to the Fire Department by the Los Angeles County Board of Supervisors for their efforts in fighting the last brush fires.

Fire Chief Bongard invited residents to attend the Spaghetti Dinner to be held at the Recreation Center on Saturday, March 4, 2000, from 5:00 to 8:00 p.m.

Fire Chief Bongard noted that a KNBC reporter will be following the Fire Recruit Class on February 25, 2000.

City Clerk Herbers announced that the Torrance Historical Society will hold a free walking tour of downtown Torrance at 1:30 p.m. on Sunday, February 27, 2000, meeting at the Historical Society Museum, 1345 Post Avenue.

City Clerk Herbers announced that the Torrance Historical Society is conducting its annual membership drive with an incentive of a drawing for a free dinner at Café Luna for all new and renewal memberships received by February 28, 2000.

Councilman Messerlian gave notice of a pothole on the south side of Lomita Boulevard just west of Hawthorne Boulevard.

Councilman Messerlian announced a free concert by the Torrance Symphony on March 11, 2000, at 8:00 p.m. at the James Armstrong Theater.

Councilwoman O'Donnell announced that the Torrance Council of PTAs annual College Fair would be held at West High School on February 26, 2000.

Councilwoman O'Donnell announced that free tax counseling for senior citizens will be available through April 15, 2000, in the West Annex of City Hall.

Councilman Walker asked for Council's concurrence in requesting that staff bring forward an item pertaining to the placement of past councilmember photos in City Hall public areas. Mayor Hardison expressed her preference that Council be provided with more detailed information, as well as other options such as displaying group photos of past councils, before undertaking what could be a very extensive project.

Mayor Hardison announced that the Parks & Recreation Department had been selected as recipient of a Distinguished Service Award from Southern California Special Olympics for all their efforts on behalf of the Special Olympics.

16. **EXECUTIVE SESSION**

At 10:36 p.m., the Council recessed to closed session to continue deliberations on matters listed on the agenda. The Council reconvened in open session at 11:12 p.m. No formal action was taken on any matter heard in closed session.

17.

ADJOURNMENT

At 11:12 p.m., the meeting was adjourned to Tuesday, February 29, 2000, at 7:00 p.m.

Attest:

/s/ Dee Hardison

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers
City Clerk of the City of Torrance

Approved on April 18, 2000