

January 13, 1998

**MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council and the Torrance Redevelopment Agency convened in a regular meeting in joint session on Tuesday, January 13, 1998, at 5:37 p.m., in the Council Chambers at Torrance City Hall.

ROLL CALL

Present: Council members Cribbs, Lee, Messerlian, Nakano, 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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A Redevelopment Agency Workshop was held to discuss developer selection and sale of the property at 1830-1860 Torrance Boulevard. In slide presentations, representatives of the Olson Company and Anastasi Development Corporation outlined their proposals.

At 6:10 p.m., the meeting recessed and reconvened at 7:10 p.m. in regular agenda order.

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2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Boy Scout Troop #310, Bruce Maass, Scoutmaster.

Pastor E. Lorne Jack of South Bay Alliance Church gave the invocation for the meeting.

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Mayor Hardison noted the passing of Bryan W. "Tommy" Thompson, a member of County Hills Homeowner Association and recipient of a National Recreation and Park Association award for his dedicated community service and volunteerism, and requested that the meeting be adjourned in his memory.

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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 Council member 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 **WITHDRAWN/DEFERRED ITEMS**

City Manager Jackson announced that Item No. 10a (Renewal of Ambulance Service Contract) had been withdrawn and will be resubmitted for consideration at a later date.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Citizen Development and Enrichment Committee

Tuesday, January 20, 1998, 5:30 p.m.

Third Floor Assembly Room

Subject: Hiring of Architect for Madrona Marsh Nature Center

Redevelopment Agency Workshop

Tuesday, January 27, 1998, 5:30 p.m.

City Council Chambers

Subject: Future Vision for Downtown Torrance

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The Redevelopment Agency voted to approve the Olson Company as the purchaser and developer of the property located at 1830-1860 Torrance Boulevard. The Agency meeting was adjourned at 7:25 p.m., and the Council meeting agenda was resumed in regular order.

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 98-01 RE ERNEST MATA**

RESOLUTION NO. 98-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE COMMENDING AND CONGRATULATING
ERNEST MATA UPON HIS RETIREMENT FROM THE CITY
AFTER FORTY ONE AND A HALF YEARS OF SERVICE**

MOTION: Councilman Nakano moved for the adoption of Resolution 98-01. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Mr. Ernest Mata in recognition of his many years of dedicated service to the City in the Street Services Department.

6b. **PROCLAMATION RE “CALIFORNIA SCHOOL BOARD RECOGNITION MONTH”**

Mayor Hardison presented a proclamation declaring the month of January 1998 as “School Board Recognition Month” in the City of Torrance to Mr. John Eubanks, President of the Torrance Unified School District Board of Trustees.

6c. **COMMISSION APPOINTMENTS**

Recommendation

The City Clerk recommends that Council review applications and make appointments to fill vacancies on the Airport Commission (2); Cable TV Advisory Board (3); Commission on Aging (4); Civil Service Commission (1); Community Services Commission (1); Cultural Arts Commission (2); Disaster Council (3); Environmental Quality Commission (1); Library Commission (2); Parks & Recreation Commission (2); Planning Commission (1); Traffic Commission (2); and Water Commission (1). It is further recommended that City Council confirm the Senior Club appointments to the Commission on Aging and that the City Clerk administer the Oath of Office to commissioners present at the meeting.

The Council made the following appointments to City commissions:

Airport Commission	Richard Browning, Linda Dozier
Cable Television Advisory Board	Lori Briganti, Chet Craft, John Wong
Civil Service Commission	Gene Drevno
Commission on Aging	May Amemiya, Irene Griffith, Bea Virobik, James Vogl
Club Representatives	Ursel Nolte, AARP; Muriel Brandt, McMaster Sr. Ctr.; Ted Doty, Sea-Aire Golf Club; Marcia Figueroa, Walteria Sr. Club; Richard Clutter, Torrance Adult Club
Community Services Commission	Peter Warner
Cultural Arts Commission	Mary Miller, Tom Tanza
Disaster Council	Herb Kahn, Dotty Miller, Marc Lawrence
Environmental Quality Commission	Glenn Tanner
Library Commission	Valerie Mucha, Martha Walkup
Parks & Recreation Commission	Marla Shwartz, Arnold Woo
Planning Commission	Michael Mauno
Traffic Commission	Robert Feuerstein, Jenifer Gressett
Water Commission	Deane Haddon

Mayor Hardison encouraged applicants who were not appointed to continue to apply in the future, and noted that there are many other opportunities to volunteer in the City.

The above appointees were sworn in by City Clerk Herbers.

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The meeting recessed at 8:00 p.m. and reconvened at 8:11 p.m.

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7. **CONSENT CALENDAR**

7a. **ACCEPTANCE OF HOLLYWOOD RIVIERA SPORTSMAN'S CLUB DONATION**

Recommendation

The City Librarian recommends that City Council accept and appropriate a \$370 donation from the Hollywood Riviera Sportsman's Club for the purchase of a juvenile paperback rack for the El Retiro Library.

7b. **FINAL PAYMENT RE IMPROVEMENT OF CRENSHAW BLVD. AT SEPULVEDA BLVD.**

Recommendation

The Engineering Director recommends that City Council appropriate \$399,923 from the Water Fund and \$73,773 from the Sewer Enterprise Fund, and authorize a final payment to the County of Los Angeles Department of Public Works (LACDPW) in the amount of \$1,094,518.48, for the reconstruction of Crenshaw Boulevard at Sepulveda Boulevard pursuant to City of Torrance-County Cooperative Agreement No. 47626.

MOTION: Councilwoman O'Donnell moved to approve the Consent Calendar as written. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

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Mayor Hardison noted supplemental material available at the meeting on Items 13a (Contract for Data Processing Services Re Parking Citations), 13b (Adoption of Unrepresented Employee's Resolution), and 13c (Approval of Torrance Public Parking Structures Financing Agreement).

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8. **LIBRARY/PARKS & RECREATION**

8a. **1998 GRANT PROGRAM FOR NON-PROFIT SOCIAL SERVICES AGENCIES**

Recommendation

The Community Services Commission and the Parks and Recreation Director recommend that City Council review their respective recommendations for funding under the 1998 Grant Program for Non-Profit Social Services Agencies and provide direction as to how the grant funds should be allocated.

Mr. Paul Nowatka, Chairman of the Community Services Commission, requested that the Council support the Commission's recommendation, and detailed the Commission's extensive selection process carried out in full public view. He acknowledged that the Parks and Recreation Department's and the Commission's recommendations had differed in the past, but never to this degree; and stated that the Department's recommendation reflects goals specific to the Parks and Recreation Department, while the Commission was taking into account the general welfare of the City of Torrance.

Mayor Hardison indicated that the Council values both the Commission's efforts and Staff's input in this matter; noted that in most cases the discrepancies are in levels of funding for the same recommended agencies; suggested that the disparity in recommendations may have resulted from different interpretations of criteria; and recommended a meeting to clarify these issues in the future.

Objecting to unapproved Commission minutes being included in the agenda information, Mr. Nowatka stated that, contrary to statements attributed to him in the minutes, he had no objection to conferring on criteria and noted that the Commission had done so this past year. In response to Councilman Messerlian, he advised that the Commission's recommendation was completed prior to their receiving the Park and Recreation Department's, in accordance with the Commission's decision two years ago not to work from someone else's recommendation.

MOTION: Councilman Messerlian moved to concur with the Commission's recommendation. The motion was seconded by Councilman Lee and discussion continued.

Councilman Walker stated that he couldn't justify giving taxpayer money to two of the recommended agencies: Little Company of Mary Hospital, because although it is a worthwhile organization, he would rather see support given to struggling groups that really need a helping hand; and Pregnancy Health Center, since he believes the Council shouldn't be involved either side of this divisive issue.

Councilwoman O'Donnell pointed out that the proposed Pregnancy Help Center grant would be to provide nutritional services for women who are already pregnant, and therefore not a pro-choice issue; and voiced support for the Commission's recommendation with the exception of Little Company of Mary Hospital.

Noting her agreement with Councilman Walker, Councilwoman Cribbs stated that although the funding is for a nutritionist, the Pregnancy Help Center has a point of view that's diametrically opposed to others within the City; questioned the expediency of the Pregnancy Help Center's letter to the editor of the Daily Breeze in advance of tonight's meeting; and commented that she too would prefer assisting smaller groups that have difficulty raising funds.

Councilman Walker, seconded by Councilman Nakano, offered a substitute motion to concur with the Commission's recommendation, deleting the funding for Little Company of Mary Hospital and Pregnancy Help Center. Councilman Messerlian indicated that, having heard his colleagues' concerns, he would be supportive of the substitute motion.

Councilwoman O'Donnell stated that both pro-life and pro-choice organizations had been granted funding in the past, and that she believes there is an unwarranted bias against the Pregnancy Help Center. Councilman Lee commented that there is a need for services that foster healthy babies, regardless of what side of the abortion issue an organization is on, and voiced support for the original motion.

Ms. Kathryn Hronec, representing Pregnancy Help Center, stated that her agency is a non-profit organization that has served residents of Torrance for many years and expressed frustration that they had been unable to obtain a grant despite several applications.

Mayor Hardison stated that past dealings with organizations on both sides of this issue had resulted in considerable unpleasantness being directed at the Council, and she had made a decision not to give money to either side and had voted accordingly for the past few years.

MOTION: Councilman Walker moved for the approval of the Community Services Commission's recommendation, deleting the funding for Little Company of Mary Hospital and Pregnancy Help Center. The motion was seconded by Councilman Nakano and passed as reflected in the following roll call vote:

AYES: Council members Cribbs, Messerlian, Nakano, Walker and Mayor Hardison.

NOES: Council members Lee and O'Donnell.

MOTION: Councilman Lee moved to reallocate the funding designated for the above organizations in the Commission's recommendation by increasing the funding for the following organizations: The South Bay School of Autism - \$2000, Enrichment Through Employment (ETE) - \$1990, and My Handi-Capable Reporter - \$510. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison noted that she is on the advisory board for ETE, but had no involvement in the application for a grant.

Ms. Hope Witkowsky, representing Retired & Senior Volunteer Program (R.S.V.P.), thanked the Council for approving a grant that will provide funding for equipment that will aid in the preparation of their newsletter.

10. **POLICE / FIRE**

10a. **RENEWAL OF AMBULANCE SERVICE CONTRACT**

Withdrawn (see page 2).

11. **PLANNING & ZONING MATTERS**

11a. **MODIFIED RESOLUTION OF APPROVAL FOR PRECISE PLAN**

Recommendation

The Planning Director recommends that City Council adopt Resolution No. 97-161 of Approval allowing the construction of a new one-story residence, on property located in the Hillside Overlay District in the R-1 zone at 201 Via Colusa. **PRE97-0013: PETER AND NANCY BOND**

RESOLUTION NO. 97-161

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A NEW ONE-STORY, SINGLE FAMILY RESIDENCE ON PROPERTY LOCATED IN THE R-1 ZONE IN THE HILLSIDE OVERLAY DISTRICT AT 201 VIA COLUSA
PRE97-0013: PETER AND NANCY BOND**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-161. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

12. **PERSONNEL MATTERS**

12a. **RESOLUTION NO. 98-02 RE TORRANCE MANAGEMENT EMPLOYEES ORG.**

Recommendation

The Human Resources Director and the Torrance Management Employees Organization (TMEO) recommend that City Council adopt a resolution amending Resolution No. 97-97 governing employment compensation provisions for employees represented by the Torrance Management Employees Organization.

RESOLUTION NO. 98-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 97-97 GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION (TMEO)

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-02. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13. **ADMINISTRATIVE MATTERS**

13a. **DATA PROCESSING SERVICES RE PARKING CITATIONS**

Recommendation

The City Treasurer recommends that City Council adopt a resolution authorizing the Mayor to sign and the City Clerk to attest an amended agreement to existing contract with the City of Inglewood. Ref: Contract No. 2288

RESOLUTION NO. 98-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE CITY OF INGLEWOOD FOR DATA PROCESSING SERVICES RELATING TO PARKING CITATION PROCESSING AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE AMENDMENT TO THE AGREEMENT FOR SUCH SERVICE

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-03. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13b. **RESOLUTION NO. 98-04 RE UNREPRESENTED EMPLOYEES**

Recommendation

The City Manager and the General Services Director that City Council adopt a modification of the Unrepresented resolution, reclassification of certain positions at the Torrance Cultural Arts Center.

RESOLUTION NO. 98-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES AND WORKING CONDITIONS FOR THE UNREPRESENTED

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-04. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13c. **APPROVAL OF TORRANCE PUBLIC PARKING STRUCTURES FINANCING AGREEMENT**

Considered in conjunction with Public Financing Authority Item 4a (see pages 13-14).

14. **HEARINGS**

14a. **RENOVATION AND EXPANSION OF DEL AMO FASHION CENTER**

Recommendation

The Planning Director recommends that City Council 1) approve MOD 96-0024 modifying Variance 79-3 to extend the terms of the Variance to include property at the southeast corner of Hawthorne Boulevard and Fashion Way (Del Amo Medical Center), and 2) deny the appeal and approve, as conditioned, Development Permit (DVP) 96-0001, MOD 96-0022 modifying Conditional Use Permit 79-15, and Mod 96-0023 modifying Conditional Use Permit 81-50 to establish a Master Plan for the renovation and expansion of the Del Amo Fashion Center allowing for 369,845 net square feet of new floor area to include a department store, a 16-screen theater complex, and new retail and restaurant area; the construction of new parking structures parking; the conversion of

approximately 28,000 square feet of existing retail area to common area; and related improvements to the public transportation system. The project is located on property bounded by Hawthorne Boulevard to the west, Fashion Way to the north, Madrona Avenue and Del Amo Circle East to the east, and Sepulveda Boulevard to the south in the Hawthorne Boulevard Corridor Specific Plan Zone, Del Amo Business Sub-District 1.

MOD 96-0024, DVP 96-001, MOD 96-0022, MOD96-0023 (EAS 96-0012): THE TORRANCE COMPANY (MR. JIM JONES, PRESIDENT)

Mayor Hardison announced that this was a continuation of a public hearing originally scheduled for March 25, 1997. City Attorney Fellows confirmed that the meeting had been re-noticed.

In a slide presentation, Senior Principal Planner Gibson outlined the proposed two-phase plan to renovate and expand the North Mall area of Del Amo Fashion Center. He advised that the Planning Director and the Planning Commission (by a 6-1 vote) were recommending approval of the project, and that the applicant had agreed to the Conditions of Approval with the exception of Conditions 37h and 37j prohibiting the staging of material trucks before 8:00 a.m. and construction on Sundays.

Responding to Councilman Messerlian's inquiry, Mr. Gibson explained that several Conditions of Approval were added to alleviate nearby residents' concerns about traffic, noise and debris during the construction phase; and, with regard to security concerns, a condition was added requiring the development of a comprehensive security plan for Del Amo Fashion Center, including consideration of the use of closed-circuit video cameras, subject to the review and approval of the Police Department.

Mr. Jack Perry, 815 Cerise Avenue, president of Madrona Homeowners Association, agreed that the mall needs upgrading, but requested that Council keep in mind this project's affect on the quality of life of the residents east of the mall, not only during construction, but also traffic and parking problems that may develop after completion. He called attention to continuing problems of drop-off traffic at Madrona Middle School and mall employees parking on residential streets during the holiday season.

Mr. Robert Thompson, 1225 Cranbrook Avenue, vice-president of Madrona Homeowners Association, related concerns about exterior audio systems being installed to accommodate patrons standing in line at theaters.

Mayor Hardison noted that there are no outside speakers currently at the mall and suggested that a Condition of Approval be added prohibiting them.

Mayor Hardison advised that she had received a phone call from Mr. Paul Thayer-Freeman, 3241 Opal Street, voicing his objection to the proposed 16-screen cinema because, in his opinion, there are already too many screens within a three-mile radius of the proposed theater complex.

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

Councilman Walker commented that this is the first major step in the revitalization of California's most successful mall, and it is imperative to proceed so that the mall can remain competitive, and thereby protect a major source of tax revenue for the City in years to come.

Councilman Lee stated that although he had some reservations, he concurred with Councilman Walker; and referring to the list of potential tenants, added that the Council would hold mall management to very high standards during this expansion, and he expected they would be successful in meeting them. He further stated that there is adequate time to complete construction before the holiday season, and therefore would recommend the retention of the conditions prohibiting Sunday construction and staging before 8:00 a.m.

Councilwoman O'Donnell agreed with her colleagues, and noted, from a shopper's perspective, that she had recently viewed the depressing condition of the north end of the mall and was pleased with the plans to make it light and airy, with a more contemporary look.

Councilman Nakano pointed out that the City has the second highest sales tax revenue in L.A. County, due in large part to Del Amo Fashion Center, and that the mall's success benefits residents by providing funding for City services such as public safety, libraries, youth and senior programs. He voiced support for the renovation and expansion of the mall, but cautioned that the concerns of residents in the area must be addressed.

Councilman Messerlian expressed disappointment that the Torrance Company had taken so long to come forward with a renovation plan for the mall; noted his preference for the plan that was brought forth in March of '96 that proposed a variety of major retailers; voiced concerns about absence of committed tenants; and having no assurance of what the retail uses will be, he stated that he would not be in favor of this proposal.

Noting that she shared Councilman Messerlian's concerns, particularly the lack of commitment of a major department store, Councilwoman Cribbs stated that she was keenly aware of the need for renovation of the mall and had personally related those concerns to mall management. Citing the absence of a comprehensive long-range security plan for the mall and other pertinent information, she advised that she would not be supportive of the proposal.

Mayor Hardison stated that, although planning decisions should not be based on sales tax revenues, the mall's contribution to the City is undeniable, and such an asset should be actively promoted and preserved; and that she will be supportive of the proposal because of strong indications that these improvements will attract different, quality retailers and unless renovations proceed, the mall will continue to deteriorate. She offered assurances that Council will be closely monitoring the progress of this project.

MOTION: Councilman Lee moved to concur with the staff recommendation with an additional Condition of Approval prohibiting external speakers. The motion was seconded by Councilman Walker and passed as reflected in the following vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker,
and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

RESOLUTION NO. 98-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A DEVELOPMENT PERMIT TO ESTABLISH A MASTER PLAN FOR THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ALLOWING FOR 369,845 NET SQUARE FEET OF NEW FLOOR AREA TO INCLUDE A THREE-STORY DEPARTMENT STORE, 16-SCREEN MOVIE THEATER COMPLEX, AND NEW RETAIL AND RESTAURANT FLOOR AREA; THE CONSTRUCTION OF NEW PARKING STRUCTURES; THE CONVERSION OF 28,212 NET SQUARE FEET OF RETAIL AREA TO INTERIOR COMMON AREA; THE CONVERSION OF EXISTING RETAIL FLOOR AREA TO TWO MOVIE THEATERS; AND, RELATED IMPROVEMENTS TO THE PUBLIC TRANSPORTATION SYSTEM (DVP 96-0001)

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-05 as amended to include prohibition of external speakers. The motion was seconded by Councilman Walker and passed as reflected in the following roll call vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

RESOLUTION NO. 98-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP 79-15) TO ESTABLISH A MASTER PLAN FOR THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ALLOWING FOR 369,845 NET SQUARE FEET OF NEW FLOOR AREA TO INCLUDE A THREE-STORY DEPARTMENT STORE, 16-SCREEN MOVIE THEATER COMPLEX, AND NEW RETAIL AND RESTAURANT FLOOR AREA; THE CONSTRUCTION OF NEW PARKING STRUCTURES; THE CONVERSION OF 28,212 NET SQUARE FEET OF RETAIL AREA TO INTERIOR COMMON AREA; THE CONVERSION OF EXISTING RETAIL FLOOR AREA TO TWO MOVIE THEATERS; AND, RELATED IMPROVEMENTS TO THE PUBLIC TRANSPORTATION SYSTEM (MOD 96-0022)

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-06 as amended to include prohibition of external speakers. The motion was seconded by Councilman Walker and passed as reflected in the following roll call vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

RESOLUTION NO. 98-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT (CUP 81-50) TO ESTABLISH A MASTER PLAN FOR THE RENOVATION AND EXPANSION OF THE DEL AMO FASHION CENTER ALLOWING FOR 369,845 NET SQUARE FEET OF NEW FLOOR AREA TO INCLUDE A THREE-STORY DEPARTMENT STORE, 16-SCREEN MOVIE THEATER COMPLEX, AND NEW RETAIL AND RESTAURANT FLOOR AREA; THE CONSTRUCTION OF NEW PARKING STRUCTURES; THE CONVERSION OF 28,212 NET SQUARE FEET OF RETAIL AREA TO INTERIOR COMMON AREA; THE CONVERSION OF EXISTING RETAIL FLOOR AREA TO TWO MOVIE THEATERS; AND, RELATED IMPROVEMENTS TO THE PUBLIC TRANSPORTATION SYSTEM (MOD 96-0023)

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-07 as amended to include prohibition of external speakers. The motion was seconded by Councilman Walker and passed as reflected in the following roll call vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

RESOLUTION NO. 98-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED VARIANCE (V 79-3) FROM THE OFF-STREET PARKING REQUIREMENTS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO EXPAND THE THE AREA OF THE VARIANCE TO INCLUDE ALL PROPERTY 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 LOCATED IN HBCSP ZONE - DA1 (MOD 96-0024 OF V 79-3)

MOTION: Councilman Nakano moved for the adoption of Resolution No. 98-08. The motion was seconded by Councilman Walker and passed as reflected in the following roll call vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

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At 9:45 p.m. the Council convened in joint session with the Torrance Public Financing Authority to consider the Approval of Torrance Public Parking Structures Financing Agreement - Agenda Item 13c and Public Financing Authority Item 4a.

13c. **APPROVAL OF TORRANCE PUBLIC PARKING STRUCTURES FINANCING AGREEMENT**

Recommendation

The Finance Director and the City Manager recommend that if City Council approved planning cases MOD 96-0024, DVP 96-0001, MOD 96-0022, MOD 96-0023 (EAS 96-0012): The Torrance Company, City Council concur with the Torrance Public Parking Structures Financing Agreement, authorize the City Attorney to make minor, non-substantial changes to the Agreement, authorize the Mayor to sign for the City and the Chair of the Financing Authority to sign for the Authority. It is also recommended that Council direct the City Manager to return with the maintenance agreement and that the Finance Director proceed to the sale of the necessary Certificates of Participation.

Assistant to the City Manager Sunshine briefly described the two phases of this agreement that forms a partnership between the City and Del Amo Fashion Center to provide financing for the construction of a parking structure at the mall, and noted that phase two is contingent on the development of a major department store.

Finance Director Tsao outlined the financial details of the agreement, emphasizing that payment is guaranteed by a letter of credit from Del Amo Fashion Center, and that no current revenues to the City will be impacted.

City Manager Jackson stated that this partnership was being proposed to make the renovation and expansion of the mall financially feasible, and in accordance with the City's policy to provide free public parking at both the downtown and mall shopping areas. He pointed out that most malls in Southern California have benefited from some form of public financing; and spoke of the advantages and disadvantages of the agreement.

In response to Councilman Messerlian, Finance Director Tsao confirmed that the agreement specifies that phase two is contingent on the development of "Dillard's Store" and the substitution of another department store would require Council's approval.

MOTION: Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilman Walker and passed as reflected in the following roll call vote:

AYES: Council members Lee, Nakano, O'Donnell, Walker and Mayor Hardison.

NOES: Council members Cribbs and Messerlian.

At 10:05 p.m., the meeting of the Public Financing Authority was adjourned and the Council meeting resumed in regular agenda order.

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18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. Councilwoman O'Donnell announced the Friends of Madrona Marsh Annual Dinner on Sunday, February 1, 1998, at 5:30 p.m. Call 310/32MARSH for information and reservations.

19b. Mayor Hardison stated that she had received a petition to protect trees on Ocean Avenue which will be forwarded to the Streetscape committee for a dialogue with the Homeowner's Association.

20. **EXECUTIVE SESSION**

At 10:10 p.m., pursuant to California Government Code Sections 54957.6, 54956.9(b)(1) and 54956.8, the Council recessed into a closed session to confer on matters listed on the meeting agenda.

At 10:40 p.m. the Council returned to Council Chambers. No formal action was taken on any matter heard in closed session.

21. **ADJOURNMENT**

At 10:40 p.m., the City Council adjourned to Tuesday, January 20, 1998 at 7:00 p.m. in the Council Chambers.

*****Adjourned in Memory of Bryan W. Thompson*****