

## I N D E X

City Council - December 8, 1981

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	1
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Proclamation - "Bill of Rights" Week	2
<u>9. LIBRARY/PARK AND RECREATION MATTERS:</u>	
9a. Purchase of Equipment for McMaster Park	2
9b. Resolution re: Agreement with Sister City Association	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re: Construction of Curbs, Gutters, Sidewalks, etc. at various locations in City	3
10b. Resolution re: Amendment to Agreement for Maintenance of State Highways	3
<u>11. POLICE AND FIRE MATTERS:</u>	
11a. Sale of Unclaimed Property	3
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Redevelopment Agency Administrative Budget	10
12b. Parking Plan for Old Towne Mall/K-Mart/Best Plaza	7-9
12c. EA 81-8, Torrance Investment Company (Santa Fe Property, including Madrona Marsh)	4-6
12d. Scheduling of Presentations re: proposed Park Del Amo Development	7
<u>14. PERSONNEL MATTERS:</u>	
14a. Resolution re: Uniform Allowance for Members of the Police Reserve Corps	10a
<u>15. HEARINGS:</u>	
15a. Resolution re: Federal Operating Assistance Grant - Torrance Transit System	11
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Executive Session re: Litigation	10
<u>20. CONSENT CALENDAR:</u>	
20a. Award of Contract - Slurry Seal	11
20b. Award of Contract - To print Bus Route Schedules	12
<u>22. ORAL COMMUNICATIONS:</u>	
22a. City Manager Ferraro/Council, condolences to Mayor Armstrong	12
22b. Councilman Applegate re: Armco Steel - landscaping on Western Avenue	12
22c. Councilman Brown re: fees on non-cable subscription television	12
22d. Councilwoman Geissert re: Parent's Anonymous recognition	12

SUBJECT:

PAGE

22. ORAL COMMUNICATIONS (Cont.):

22e.	Councilwoman Geissert, commendation of Staff for Park Del Amo project material	12
22f.	Councilwoman Geissert re: status of Madrona Marsh Discussion Paper questions	12
22g.	Councilman Rossberg, commendation of Mayor Armstrong for Jack Watt presentation	13
22h.	Councilman Rossberg, praise for efforts of Messrs. Armstrong, Applegate, Lanham in Washington, D.C.	13
22i.	Councilman Rossberg re: Cable TV presentations and recommended surveys, etc.	13
22j.	Mayor Armstrong re: review of possible acoustical protection needs	13
22k.	Mayor Armstrong re: Mall security for employees	13
22l.	Mayor Armstrong, announcement that Councilman Brown is now Mayor Pro Tem	

\* \* \* \* \*

Ava Cripe  
Minute Secretary

ii.

City Council  
December 8, 1981

December 8, 1981

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, December 8, 1981, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, Walker and Mayor Armstrong.

Absent: Councilman Wilson.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Ms. Evelyn Carr led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Mike Files, Assembly of God Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of November 3, 1981, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or

1.

City Council  
December 8, 1981

ordinance on tonight's agenda, the further reading thereof 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 Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

7. COUNCIL COMMITTEE MEETINGS - None scheduled.

\* \* \* \* \*

Mayor Armstrong regretfully announced the passing of Mr. Hugh Dooley, associated with the Torrance Unified School District, and of his beloved mother, Mrs. John Armstrong. It was the direction of the Mayor that this meeting be adjourned in their memory.

\* \* \* \* \*

8. COMMUNITY MATTERS:

8a. PROCLAMATION - "Bill of Rights Week" -  
December 13-19, 1981.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. PURCHASE OF EQUIPMENT FOR McMASTER PARK.

RECOMMENDATION OF PARKS AND RECREATION DEPARTMENT:  
That the City be authorized to enter into an agreement with Gamefield Concepts with matching funds not to exceed \$3,400 and the funds to come from the McMaster Park Rehabilitation Project #81276.

MOTION: Councilman Rossberg moved to concur with the above stated Staff recommendation. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

9b. RESOLUTION re: Agreement with Torrance Sister City Association - Fiscal Year 1981-82.

RESOLUTION NO. 81-254

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE MAYOR  
AND CITY CLERK TO EXECUTE AND ATTEST THAT

2.

City Council  
December 8, 1981

CERTAIN AGREEMENT BETWEEN THE CITY AND  
THE TORRANCE SISTER CITY ASSOCIATION FOR  
THE PERFORMANCE OF SPECIFIED SERVICES TO  
THE CITY FOR THE FISCAL YEAR 1981-82

Councilwoman Geissert moved for the adoption of Resolution No. 81-254. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilman Wilson absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESOLUTION re: Construction of Curbs, Gutter, Sidewalks, Driveways and Alley at Various Locations within the City via the 1911 Act Assessment District.

RESOLUTION NO. 81-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTIES AT VARIOUS LOCATIONS PER THE ATTACHED SKETCHES, ENTITLED CHAPTER 27, 1911 ACT 82-1 THROUGH 82-13 TO CONSTRUCT CERTAIN STREET IMPROVEMENTS AND SETTING A TIME AND PLACE OF HEARING THEREON

Councilwoman Geissert moved for the adoption of Resolution No. 81-255. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilman Wilson absent).

- 10b. RESOLUTION re: Amendment to Agreement for Maintenance of State Highways.

RESOLUTION NO. 81-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO THE AGREEMENT FOR MAINTENANCE OF STATE HIGHWAYS IN THE CITY OF TORRANCE

Councilwoman Geissert moved for the adoption of Resolution No. 81-256. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

11. POLICE AND FIRE MATTERS:

- 11a. SALE OF UNCLAIMED PROPERTY with Proceeds Specifically Earmarked toward Police/Community Relations.

RECOMMENDATION OF CHIEF OF POLICE:

That the City Council authorize the proceeds from the sale of the pill press to be specifically earmarked

3.

City Council  
December 8, 1981

toward the purchase of a police/community relations vehicle.

CITY MANAGER RECOMMENDATION:

Rather than setting a possible precedent relative to departmental use of sales proceeds, the City Manager recommends that these monies simply be treated as General Fund Revenue. Further, this is consistent with State Code provisions dealing with the disposition of unclaimed property.

MOTION: Councilman Rossberg moved to concur with the recommendation of the City Manager, with the monies to go into the General Fund, with the further direction that \$1300.00 be appropriated from the General Fund for the purchase of a police/community relations vehicle. The motion was seconded by Councilman Walker. Roll call vote was unanimously favorable (Absent: Councilman Wilson).

12. PLANNING AND ZONING MATTERS:

12a. 1981-82 Redevelopment Agency Administrative Budget.

See Page 10.

12b. Parking Plan for Old Towne Mall/K-Mart/Best Plaza.

See Page 7.

12c. EA 81-8, TORRANCE INVESTMENT COMPANY (Santa Fe Property, including Madrona Marsh). Continued consideration of an Administrative Appeal of Environmental Review Board adoption of an EIR on the Santa Fe property. THE ENVIRONMENTAL REVIEW BOARD AND PLANNING DEPARTMENT STAFF RECOMMEND CERTIFICATION OF THE SUBJECT EIR.

Mayor Armstrong reviewed the previous consideration of this matter, with note of the fact that the public hearing had been closed -- the desired additional Staff input has now been provided. Following presentation by Planning Associate Bihn and Council discussion, it was the ultimate consensus to reopen the hearing. Councilman Wilson so MOVED, seconded by Mrs. Geissert; unanimously approved (Councilman Brown advised that while he was not present at the earlier hearing, he has listened to the tape of the meeting, and can, therefore, participate in the consideration of this item.)

Speakers were:

4. City Council  
December 8, 1981

Mr. Harold Carter, Merit Carson Apartments: Reviewed detrimental impact of any widening of Maple Avenue.

Mr. Bert Meyer, 1755 Date Avenue: Consideration should be given to traffic impact on Monterey.

Ms. Elizabeth Scott, 24014 Janet Lane: Presented communication from Biologist, of record, deeming the EIR inadequate.

Mr. Mike Schubach, 3220 Merrill Drive: Expressed dissatisfaction re: consultant's responses to his concerns and to comments made by others.

Ms. Georgean Griswold, 244 Avenida Atezada: Provided correspondence from Ms. Mary Ann Straylor, for the record. A prepared statement re: response to concerns expressed by Ms. Griswold was likewise presented for inclusion in the record.

Ms. Ruth Dimas, 4902 Sepulveda: Stated that the Marsh area was in existence since 1936 (correspondence of record).

Mr. Sam Suitt, 1745 Maple Avenue: Reviewed EIR inadequacies pertaining to: history of the Marsh; the vernal marsh aspect; the parking element; noise impacts.

Ms. Gail Cole, 3701 West 182nd Street: Requested, and received, clarification re: the use of Columbia Park as an alternative wetland site.

Mr. Ray Brown, 221 Paseo de Granada: Pointed out air flow problems which would be presented by 12-story buildings.

There being no one else who wished to be heard, Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

Council discussion ensued. Of specific concern to Councilman Applegate was the need for a closer look at future traffic controls and requirements for intersections away from this particular project area. Councilman Brown pointed out the responsibility of the proponent to prove to the satisfaction of the Planning Commission, the Council, and interested parties that every effort to mitigate the well known problems has been made.

Noted by Councilwoman Geissert was the fact that the tables re: possible alternatives to the project are dealt with in much too brief a manner. She will support certification of the EIR at this time, with reservations, but recognizing that documentation on a project of this magnitude could never be truly complete.

Formal action taken by the Council is reflected below:

MOTION: Councilman Applegate moved that the Council certify the Final EIR on the Torrance Investment Company proposed project - EA 81-8 - as adequate, accurate and complete and find that it has been prepared in conformance with the California Environmental Quality Act, and the State guidelines for the following reasons:

1. The Final EIR contains a discussion of the required elements of an EIR as required by the C.E.Q.A. and the State guidelines.

2. Each of those elements, as discussed and clarified as appropriate here tonight, discussed the significant environmental effects, the alternatives and mitigation measures which will enable the decision-making body to make an informed decision in approving or disapproving the proposed project;

3. Sufficient notices have been sent and published, and comments have been solicited from the appropriate agencies, and the general public has had several opportunities to review the materials and to comment.

4. The comments of the reviewing agencies and the public have been sufficiently answered in the City Staff and Consultant's responses.

5. No evidence has been presented before this Council which would tend to indicate that further delay would produce any new information, or allow any person with vital interests to be heard who has not already been heard.

It was further moved by Councilman Applegate that the comments and evidence presented tonight be included in, and be made part of the final EIR.

The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

\* \* \* \* \*

6. City Council  
December 8, 1981

12d. SCHEDULING OF CONCEPT AND PROJECT REVIEW FOR TORRANCE INVESTMENT COMPANY'S PROPOSED PARK DEL AMO DEVELOPMENT.

RECOMMENDATION:

Staff suggests the Park Del Amo Project processing beyond EIR certification take place in two phases: Concept Plan Review followed by Detail Plan Review. We also recommend that the project zoning, as suggested by the Planning Commission, be advertised for "ANY AND ALL ZONES" allowing the flexibility to consider zones other than those proposed by the applicant.

With your Honorable Body's concurrence, and final certification of the Park Del Amo EIR on December 8, 1981, the first public hearing before the Planning Commission will take place on December 23, 1981.

MOTION: Councilman Rossberg moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

\* \* \* \* \*

The hour being 8:25 P.M., a 10-minute recess was ordered by Mayor Armstrong.

\* \* \* \* \*

On resumption of the meeting, the Council returned to:

12b. PARKING PLAN FOR OLD TOWNE MALL/K-MART/BEST PLAZA.

RECOMMENDATION:

The Planning Department and the Transportation Department recommend that the proposed parking plan be accepted as the best utilization of the areas available short of: 1) reduction of retail area; 2) acquisition of additional land area; or 3) construction of a parking structure.

Staff presentation was provided by Planning Associate Woodward.

Mr. Bill McCabe, 17777 Crenshaw Boulevard, representing UMET/Old Towne Mall, detailed the proposed revisions for the Old Towne Mall complex and displayed the parking plan which has been evolved. Mr. McCabe also reported on contacts with Union

Carbide in an attempt to obtain land for additional parking; safety hazards make this unfeasible and further attempts at contact have been unsuccessful. The construction of a parking structure, per Mr. McCabe, is simply not economically feasible. The parking plan, as presented, meets with Staff approval, noting concurrence with the recommended use of a tram service.

Added comments on behalf of the proposed center revisions were offered by Mr. Graham Stubblefield, a shopping center consultant, 1731 Rodeo Road, Arcadia -- it<sup>3</sup> hoped to shift Old Towne from an entertainment complex to a more conventional shopping environment.

Mr. Donald Frisher, Traffic Consultant, 14431 Hamlin Street, Van Nuys, reviewed numerous meetings with Staff in designing the plan now presented and clarified in detail by him.

Also present to provide further input were architect Al Cruz; Ms. Janice Carpenter, vice president, UMET; and Stephen Kinninger, lawyer for UMET.

Mr. Michael Smoot, 700 South Flower Street, Los Angeles, attorney representing Sportmart, a prospective tenant, related the merchandising history of this company, and deplored the time consuming delay in effecting the lease signed last July 31st.

Other speakers were:

Mr. Peter Lacombe, 3848 Carson Street, representing Title Insurance and Trust, who reviewed long standing efforts of cooperation in an attempt to resolve this matter and noted that his client's parcels were purchased by bona fide purchasers for value and were approved by the City. Further, per Mr. Lacombe, the two parcels controlled by the Title Insurance and Trust Company can furnish Code parking for the square footage of the buildings shown and even have extra spaces. "Fair play at this moment says that these people have something on their land; they have something that is generating income; we have nothing on two parcels that were brought to us by the action of the City," per Mr. Lacombe -- a desire to cooperate was reaffirmed by him.

Representing Best; Mr. Bill Beverly likewise indicated a spirit of cooperative effort in solving the subject problems. More time was deemed necessary by Mr. Beverly in order to put together an entire proposal rather than the piecemeal approach presented this date.

Council discussion pointed out the following concerns: relocation of landscaping; parking spaces proposed at the back of the building; alley ingress and egress; proposed relocation of "food court"; the tram operation; lighting/security considerations; removal of "driveway 5"; removal of deceleration lane off Hawthorne Boulevard, etc. -- it was indicated that there must be a "total package" decision with an overall parking plan.

Formal action taken by the Council is reflected below:

MOTION: Councilman Brown moved to receive and file the subject proposal, expressing neither approval nor disapproval at this juncture, noting that there is no Council policy which prevents them from moving forward to the Planning Commission. The motion was seconded by Councilman Applegate. There were no objections and it was so ordered. (Councilman Wilson absent).

\* \* \* \* \*

\* \* \* \* \*

Redevelopment  
 At 10:15 P.M. the Agency and City Council convened in Joint Session. This Joint Session included consideration of Council agenda item 12a (see below), and a Joint Executive Session (agenda item 17a).

12a. 1981-1982 Redevelopment Agency Administrative Budget.

RESOLUTION NO. 81-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADVANCING THE SUM OF \$18,976 TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE TO FUND THE AGENCY'S 1981-1982 ADMINISTRATIVE BUDGET FOR THE MEADOW PARK REDEVELOPMENT PROJECT

Councilwoman Geissert moved for the adoption of Resolution No. 81-257. Her motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

RESOLUTION NO. RA 81-19

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTING AN ADMINISTRATIVE BUDGET FOR THE 1981-1982 FISCAL YEAR, AND ACCEPTING THE SUM OF \$18,976 AS AN ADVANCE FROM THE CITY OF TORRANCE TO FUND THE 1981-1982 ADMINISTRATIVE BUDGET FOR THE MEADOW PARK REDEVELOPMENT PROJECT

Mr. Applegate moved for the adoption of Resolution No. RA 81-19. His motion, seconded by Mr. Brown, was unanimously approved by roll call vote (Dr. Wilson absent).

The Agency/Council returned at 10:45 P.M. No action was taken.

\* \* \* \* \*

10.

City Council  
 December 8, 1981

14. PERSONNEL MATTERS:

14a. RESOLUTION re: Uniform Allowance for Members of the Police Reserve Corps.

RESOLUTION NO. 81-258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH UNIFORM ALLOWANCE FOR MEMBERS OF THE POLICE RESERVE CORPS

Councilwoman Geissert moved for the adoption of Resolution No. 81-258. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

\* \* \* \* \*

10a. City Council  
December 8, 1981

15. HEARINGS:

- 15a. RESOLUTION authorizing application for Fiscal Year 1981-82 Federal Operating Assistance Grant in the amount of \$980,000.00 for the Torrance Transit System.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

Councilman Walker moved that the hearing be closed. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

At the request of Mayor Armstrong, City Clerk Nelson assigned a number and read title to:

RESOLUTION NO. 81-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, FOR AN OPERATING ASSISTANCE GRANT UNDER SECTION 5 OF THE URBAN MASS TRANSPORTATION ACT OF 1964,  
AS AMENDED

Councilwoman Geissert moved for the adoption of Resolution No. 81-259. Her motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

- 17a. EXECUTIVE SESSION re: Litigation.

See Page 10.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - For Furnishing and Applying Slurry Seal - Ref. Bid #B81-93  
Anticipated Expenditure: \$43,050.00

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That your Honorable Body award a contract for the low bidder of this requirement - the Pavement Coatings

11.

City Council  
December 8, 1981

Company of Anaheim - in the total amount of \$43,050.00, including applicable tax.

- 20b. AWARD OF CONTRACT - To print Bus Route Schedules.  
Ref. Bid #B81-89 Expenditure: \$12,570.54

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That Council award the contract to print these schedules to the low responsible bidder, the Western Map Company of Glendale, for the total amount of \$12,570.54, including tax.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a and 20b. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

22. ORAL COMMUNICATIONS:

- 22a. City Manager Ferraro extended condolences to Mayor Armstrong on the loss of his mother -- this expression of sympathy was keenly shared by the members of the Council and all present.

Mayor Armstrong thanked everyone for this sympathy and support.

- 22b. Councilman Applegate requested that the Engineering Department contact Armco Steel Company re: landscaping on Western Avenue.

- 22c. Councilman Brown asked that the City Attorney investigate the possibility of the City imposing fees on non-cable subscription television.

- 22d. It was the direction of Councilwoman Geissert that Staff contact Torrance's congressional representatives to seek their support for National "Parent's Anonymous" recognition. There were no objections, and it was so ordered.

- 22e. Councilwoman Geissert commended Staff members responsible for the extensive material prepared and submitted in connection with the Park Del Amo project -- like praise was forthcoming from Councilmen Rossberg and Walker.

- 22f. Councilwoman Geissert inquired as to the status of her questions raised concerning the Madrona Marsh Discussion Paper -- City Attorney Remelmeyer is currently preparing this response.

22g. Councilman Rossberg commended Mayor Armstrong's presentation to Mr. Jack Watt, particularly under the circumstances relating to his personal loss.

22h. Appreciation for the outstanding job done by the Mayor, Councilman Applegate and Captain Lanham in Washington in behalf of Armed Forces Day was conveyed by Councilman Rossberg.

22i. Councilman Rossberg reviewed the status of pending Cable TV presentations -- a survey by Staff regarding Cable TV experiences in other cities and organizations was requested by Mr. Rossberg.

It was the added recommendation of Councilman Brown that Cable TV users (as opposed to the governmental agencies) be surveyed as well.

22j. Mayor Armstrong requested Staff review regarding the possible need for additional acoustical protection when permits for night construction are issued, particularly at it relates to utility companies.

22k. Mayor Armstrong directed that Staff check with the Del Amo/Fashion Square Mall regarding the security of employee parking areas.

22l. Mayor Armstrong announced that Councilman Brown will now serve as Mayor Pro Tem.

\* \* \* \* \*

The meeting was regularly adjourned at 11:10 P.M. -- adjournment was in memory of Mrs. John Armstrong and Mr. Hugh Dooley.

\* \* \* \* \*

Ava Cripe  
Minute Secretary

13.

City Council  
December 8, 1981

*James R. Armstrong*  
\_\_\_\_\_  
Mayor of the City of Torrance

*Alex L. Nelson*  
\_\_\_\_\_  
City Clerk of the City of Torrance