

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Manager's office at 618-5880. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II].

Direct questions or concerns to the City Council at 310-618-2801, City Manager at 310-618-5880 or individual department head prior to submission to the City Council. Parties will be notified if the complaint will be included on a subsequent agenda.

City Council meetings are cablecast live Tuesdays on CitiCABLE Channel 3 (TWC), Channel 31 (Verizon), and over the air digital broadcast Channel KNET 25.2. Live streaming is available at [www.TorranceCA.Gov/2372.htm#](http://www.TorranceCA.Gov/2372.htm#).

**TORRANCE CITY COUNCIL AGENDA  
SUCCESSOR AGENCY TO THE FORMER  
REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE  
FEBRUARY 24, 2015  
ADJOURNED REGULAR MEETING  
5:30 P.M. - EXECUTIVE SESSION  
7:00 P.M. - REGULAR BUSINESS BEGINS  
IN COUNCIL CHAMBER AT 3031 TORRANCE BL.**

**OPENING CEREMONIES**

**1. RECONVENE MEETING**

**ROLL CALL:** Mrs. Ashcraft, Mr. Barnett, Mr. Goodrich, Mr. Griffiths, Mr. Rizzo, Mr. Weideman, Mayor Furey

**2. FLAG SALUTE:**

**NON SECTARIAN INVOCATION:**

**3. REPORT OF THE CITY CLERK ON THE POSTING OF THE AGENDA.**

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. Thursday, February, 19, 2015 /s/ Rebecca Poirier

**MOTION TO WAIVE FURTHER READING OF RESOLUTIONS OR ORDINANCES AFTER NUMBER & TITLE - See Council Rules of Order Section 2.11 (Resolution 2006-65)**

**4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS**

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS:**

**7. ORAL COMMUNICATIONS #1 (Limited to a 30 minute period)**

*This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, City Council cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.*

**8. CONSENT CALENDAR**

*Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and considered separately.*

**8A. City Clerk – Approve City Council minutes.**

Recommendation of the City Clerk that City Council approve the City Council minutes of January 27, 2015.

**8B. Community Services – Approve request to subsidize the fees for use of the Wilson Park softball fields. Expenditure: Not to exceed \$2,500.**

Recommendation of the Community Services Director that City Council subsidize fees in an amount not to exceed \$2,500 for use of the softball fields at Charles H. Wilson Park for the Torrance National Tournament (TNT) hosted by Torrance High School to be held March 19 through March 21, 2015.

## 8. CONSENT CALENDAR – Continued

### 8C. City Attorney and Community Development – Approve fee agreement to provide legal services. Expenditure: Not to exceed \$30,000.

Recommendation of the City Attorney and the Community Development Director that City Council approve a fee agreement with the law firm of Rutan & Tucker, LLP to review and update the City's telecommunications ordinance for a total amount not to exceed \$30,000.

### 8D. Community Services and General Services – Approve agreement to provide janitorial services at various City facilities. Expenditure: \$231,447.

Recommendation of the Community Services Director and the General Services Director that City Council approve a contract services agreement with Ultimate Maintenance Services Inc. of Lawndale, CA to provide janitorial services at various City locations (B2015-02) for the period of March 1, 2015 through June 30, 2018 in the amount of \$231,447 with two one-year options to extend the agreement.

## 12. ADMINISTRATIVE MATTERS

### 12A. Transit – Adopt RESOLUTION authorizing the acceptance of Low Carbon Transit Operations Program funding. Expenditure: \$39,556.

Recommendation of the Transit Director that City Council adopt a RESOLUTION authorizing the Transit Director to receive Low Carbon Operations Program funds under the Greenhouse Gas Reduction fund in the amount of \$39,556.

## 13. HEARINGS

### 13A. Community Development – Consider appeal of Planning Commission denial of a Conditional Use Permit to allow the on-site service and consumption of alcohol in conjunction with an existing theater on property located in the H-DA1 Zone at 3525 West Carson Street.

Recommendation of the Planning Commission that City Council deny the appeal and adopt a RESOLUTION denying a conditional use permit to allow the on-site service and consumption of alcohol in conjunction with an existing theater on property located at 3525 West Carson Street. CUP14-00021: Victor De la Cruz (AMC Del Amo 18 Theater)

Recommendation of the Community Development Director that City Council approve the appeal and adopt a RESOLUTION approving a conditional use permit to allow the on-site service and consumption of alcohol in conjunction with an existing theater on property located at 3525 West Carson Street. CUP14-00021: Victor De la Cruz (AMC Del Amo 18 Theater)

## 14. APPEALS

### 14A. Finance – Consider appeal of License Review Board approval of issuing a business license for a massage establishment to Marcelina Day Spa located at 1439 Marcelina Avenue.

Recommendation of the Finance Director that City Council deny the appeal and concur with the License Review Board decision to approve issuing a business license for a massage establishment to Marcelina Day Spa located at 1439 Marcelina Avenue.

## 15.1. OTHER – SUCCESSOR AGENCY to the former Redevelopment Agency of the City of Torrance

### 15.1A. Community Development – Adopt RESOLUTION approving the Recognized Obligation Payment Schedule for July 1 through December 31, 2015 (ROPS 15-16A).

Recommendation of the Community Development Director that City Council, acting as the Successor Agency to the former Redevelopment Agency of the City of Torrance, adopt a RESOLUTION approving the Recognized Obligation Payment Schedule (ROPS) for the period of July 1 through December 31, 2015, in accordance with ABX1-26 and AB 1484.

### 15.1B. Finance and Community Development – Adopt RESOLUTION approving a repayment schedule for loans made by the Low and Moderate Income Housing Fund. Expenditure: Not applicable.

Recommendation of the Finance Director and the Community Development Director that City Council, acting as the Successor Agency to the former Redevelopment Agency of the City of Torrance, adopt a RESOLUTION approving a repayment schedule for loans made by the Low and Moderate Income Housing Fund to the former Redevelopment Agency of the City of Torrance in the amount of \$1,873,725.

## 17. ORAL COMMUNICATIONS #2 Staff & Public Comments

Council order - Ashcraft      Barnett      Goodrich      Griffiths      Rizzo      Weideman

*This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, City Council cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.*

## 18. EXECUTIVE SESSION – City Council Closed Session

### 18A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(California Government Code § 54956.9 (d)(2))

One case

### 18B. REAL PROPERTY - CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(California Government Code § 54956.8):

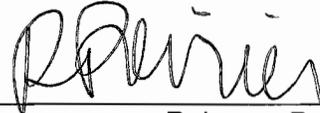
- 1) Property: 3756-3758 Pacific Coast Highway  
APN 7534-002-008  
Agency Negotiator: LeRoy J. Jackson  
Negotiating Parties: City of Torrance and Rajan C and Shweta Jhangiani  
Under Negotiation: Terms and conditions of potential purchase
- 2) Property: 3762-3776 Pacific Coast Highway and 24066 Neece Avenue  
APNs 7534-002-001, 002 & 003  
Agency Negotiator: LeRoy J. Jackson  
Negotiating Parties: City of Torrance and J C Brown Family Inv Partnership  
Under Negotiation: Terms and conditions of purchase

**18B. REAL PROPERTY - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**  
 (California Government Code § 54956.8): - **Continued**

- 3) Property: 3737 Pacific Coast Highway  
 APN 7378-010-036  
 Agency Negotiator: LeRoy J. Jackson  
 Negotiating Parties: City of Torrance and Torrance Retail Partners LLC QRS 14 109 Inc.  
 Under Negotiation: Terms and condition of purchase
- 4) Property: 3675 Pacific Coast Highway  
 APN 7378-010-039  
 Agency Negotiator: LeRoy J. Jackson  
 Negotiating Parties: City of Torrance and BST Torrance Landlord (CA) QRS 14 109 Inc.  
 Under Negotiation: Terms and condition of potential purchase
- 5) Property: The northeast portion of City-owned property located at 2200 Crenshaw  
 Boulevard, adjacent to Washington Avenue. The property is  
 commonly known as Wilson Park.  
 Agency Negotiator: LeRoy J. Jackson  
 Negotiating Parties: Torrance Unified School District (TUSD)  
 Under Negotiation: Terms and conditions of sale, lease or land swap
- 6) Property: South End Racquet and Health Club, Inc.  
 2800 Skypark, Torrance, CA  
 Agency Negotiator: LeRoy J. Jackson  
 Negotiating Parties: City of Torrance and Hooshang Nader  
 Under Negotiation: Terms and conditions of lease

**19. ADJOURNMENT**

- 19A.** Adjourn City Council to Tuesday, March 3, 2015 at 5:30 p.m. for an executive session,  
 with regular business commencing at 7:00 p.m. in the Council Chamber.



Rebecca Poirier, City Clerk

