

April 27, 1999

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

1. CALL TO ORDER

The Torrance City Council convened in a regular session at 6:09 p.m. on Tuesday, April 27, 1999, in the City Council Chambers at Torrance City Hall.

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

ROLL CALL

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

Absent: Councilwoman O'Donnell.

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

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Agenda Item No. 20 was considered out of order at this time.

20. EXECUTIVE SESSION

At 6:09 p.m., pursuant to Government Code Section Nos. 54956.9(a) and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda.

At 7:12 p.m., the Council returned to Council Chambers, and the meeting reconvened in regular agenda order. No formal action was taken on any matter heard in closed session.

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2. FLAG SALUTE/ INVOCATION

The Pledge of Allegiance was led by Mary Hoffman, Torrance Rose Float Association.

Reverend Alan Hilberg, South Bay Christian 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 (absent Councilwoman O'Donnell).

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 (absent Councilwoman O'Donnell).

4. WITHDRAWN/DEFERRED ITEMS

Item 6a was deferred to the meeting of May 4, 1999.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

40th Annual Armed Forces Day Parade

Saturday, May 15, 1999, 2:00 p.m.
Crenshaw and Torrance Boulevards
Displays at Del Amo Fashion Center
May 14-16, 1999

City Yard Open House

Saturday, May 22, 1999, 10:00 am to 2:00 p.m.
20500 Madrona Avenue
Demonstrations, Displays, Refreshments and Giveaways

Budget Workshops

Wednesday, May 26, 1999
Wednesday, June 2, 1999
5:30 p.m., Council Chambers – City Hall
3031 Torrance Boulevard

Budget Hearings

Tuesday, June 8, 1999
Tuesday, June 15, 1999
5:30 p.m., Council Chambers – City Hall
3031 Torrance Boulevard

6. COMMUNITY MATTERS

6a. RESOLUTION RE ARMED FORCES DAY PARADE AND CELEBRATION

Deferred to the meeting of May 4, 1999.

6b. PROCLAMATION RE “PREVENTION OF CHILD ABUSE MONTH”

Mayor Hardison presented a proclamation declaring the month of April, 1999, as “Prevention of Child Abuse Month” in the City of Torrance to Dr. Bob Laffey, President, and Fern Haning, Secretary, Exchange Club of South Bay. Dr. Laffey thanked the Council for increasing awareness of the problem of child abuse and commented on the founding, purpose, and activities of the Exchange Club.

6c. PRESENTATION OF 1999 TOURNAMENT OF ROSES PHOTO

Mary Hoffman, President of the Torrance Rose Float Association, presented Mayor Hardison with a photo of Torrance's float entry in the 1999 Tournament of Roses Parade, entitled "Peter Pan on Parade." Mayor Hardison noted that the photo will be displayed in the West Wing of City Hall and thanked the float builder, Tim Estes of Fiesta Parade Floats, the float designer, Raul Rodriguez of Raul Rodriguez Design Company, the Rose Float Association and all the volunteers who made it possible.

6d. PRIVATE INDUSTRY COUNCIL APPOINTMENT

Recommendation

The Policy Board recommends that City Council appoint and officially swear in one appointment to the Carson/Lomita/Torrance Private Industry Council (C/L/T PIC).

Councilwoman Cribbs, a member of the Policy Board, stated that the C/L/T Private Industry Council was very pleased to have Don Bates, Dean of the School of Management at California State University Dominguez Hills, represent Carson Education on the Council.

Mayor Hardison noted that Mr. Bates was not able to be present at the meeting and would be sworn in at a later date.

MOTION: Councilwoman Cribbs moved to approve the appointment of Don Bates as representative for Carson Education to the C/L/T Private Industry Council. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

6e. PRESENTATION RE LAX EXPANSION PLAN

In a slide presentation, Mike Gordon, Mayor of El Segundo, outlined the proposed LAX Expansion Plan; explained why his city, along with neighboring communities, oppose the plan, citing concerns about traffic congestion and air pollution; and highlighted an alternate plan which constrains LAX to its current runway configuration and calls for expansion of regional airports throughout Southern California to meet the increased demand. He noted that the majority of population growth is projected to be centered in the Inland Empire, Orange County and northern Los Angeles County over the next 20 years and maintained that regional airports in those areas should be expanded rather than concentrating growth at LAX at the expense of the quality of life and the environment of surrounding communities. Referring to written material distributed at the meeting, he asked that the City of Torrance consider adopting the resolution included, which calls for the development of a regional expansion plan.

Following a brief discussion, it was the consensus of Councilmembers to delay taking action on this matter until they have had an opportunity to review the information submitted and to hear a presentation from LAX regarding the proposed expansion plan.

MOTION: Councilwoman Cribbs moved to delay consideration of this item until after the Council has had an opportunity to hear a presentation from LAX. The motion

was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

7. CONSENT CALENDAR

7a. APPROVAL OF MINUTES – MARCH 16, 1999 AND MARCH 23, 1999

The minutes of March 23, 1999, were withdrawn and will be resubmitted at a later date.

7b. 1999 MOBIL GREEN TEAM SUMMER YOUTH EMPLOYMENT PROGRAM

Recommendation

The City Manager recommends that City Council approve a revised budget in the amount \$119,487 for the 1999 Mobil Green Team Summer Youth Employment Program.

7c. INVESTMENT REPORT FOR MARCH 1999

Recommendation

The City Treasurer recommends that City Council accept and file the statement of investment activity for the month of March, 1999.

7d. TORRANCE ROSE FLOAT ASSOCIATION'S 1998-99 ANNUAL REPORT

Recommendation

The Parks and Recreation Director recommends that City Council accept and file the Torrance Rose Float Association's Annual Report for 1998-99 (1999 Float).

7e. APPROPRIATION OF FUNDS FOR STREET SWEEPING VEHICLES

Recommendation

The Street Services Director and the General Services Director recommend that City Council appropriate \$300,000 from the Sanitation Enterprise Fund to cover the cost associated with the purchase of two street sweeping vehicles.

7f. PROPOSITION C "SHORTFALL MITIGATION" MOU

Recommendation

The Transit Director recommends that City Council authorize the Mayor to execute and the City Clerk to attest to a Memorandum of Understanding (MOU) with the Los Angeles Metropolitan Transportation Authority (MTA) for Proposition C Interest Funding in the amount of \$406,000.00.

7g. PROPOSITION C TRANSIT SECURITY FUNDS AGREEMENT

Recommendation

The Transit Director recommends that City Council authorize the Mayor to execute and the City Clerk to attest to an agreement with the Los Angeles

Metropolitan Transportation Authority (MTA) for the allocation of Proposition C 5% Security Funds for the period of July 1, 1998, to June 30, 2002.

7h. PURCHASE ORDER RE RESCUE UTILITY BOXES

Recommendation

The General Services Director and the Fire Chief recommend that City Council authorize a purchase order be issued for an amount not to exceed \$64,950.00 to Phenix Enterprises, Inc., Santa Fe Springs, CA for the purchase of three (3) rescue utility boxes to be fabricated and installed on vehicles provided by the City.

MOTION: Councilman Walker moved for the approval of Consent Calendar Item Nos. 7a through 7h. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

8. LIBRARY / PARKS & RECREATION

8a. 2000 PASADENA TOURNAMENT OF ROSES PARADE FLOAT

Recommendation

The Ad Hoc Rose Float Committee recommends that City Council:

- 1) Approve the design of "Visions of Spring" as the City's float entry in the Pasadena Tournament of Roses Parade on January 1, 2000; and
- 2) Authorize an agreement between the City of Torrance and Fiesta Parade Floats for the design, construction, entry, display and operation of the Torrance float in the 2000 Tournament of Roses Parade.

Referring to an artist's rendering, Mary Hoffman, President of the Torrance Rose Float Association, presented the Committee's recommendation for the design of the 2000 Rose Float entitled, "Visions of Spring," and introduced Tim Estes and Jim Hynd, of Fiesta Parade Floats, and Raul Rodriguez, of Raul Rodriguez Design Company. Mr. Rodriguez commented on the animated features of the float.

MOTION: Councilman Walker moved to approve the design and authorize the agreement. The motion was seconded by Councilman Horwich and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

13. ADMINISTRATIVE MATTERS

13a. ANIMAL CARE AND CONTROL CONTRACT FOR FISCAL YEARS 1999-2001

Recommendation

The Environmental Quality and Energy Conservation Commission and the Building and Safety Director recommend that City Council adopt a resolution awarding a two-year (fiscal years 1999-2001), fee-for-service contract for animal control services to the Los Angeles County Department of Animal Care and Control.

Environmental Services Administrator Cessna presented the staff report, stating that Los Angeles County Care and Control had submitted a bid virtually identical to the 1997-1999 contract.

Responding to Mayor Hardison's inquiry, Ms. Cessna related her understanding that problems with the phone system and service-related issues had been addressed and advised that there is an animal control officer dedicated to the City who checks in at least once a week and provides a monthly accounting of hours.

Ms. Gail Morgan, 22034 Normandie, stated that she conducts a feral cat rescue at Wilson Park and voiced concerns about the response time and uncaring attitude of animal control officers. She asked that the City consider developing an in-house animal care and control program, noting that the SPCA has a foundation to assist with the funding of "no kill" shelters.

Ms. Codelle Perez, 24815 Normandie, indicated that she also feeds and rescues feral cats at Wilson Park and echoed Ms. Morgan's concerns.

Mayor Hardison recommended that complaints regarding the County's service be directed to the Environmental Services Division.

Relating his past experience on the Council, Councilman Walker commented that there is a far greater degree of community satisfaction with Los Angeles County Animal Care and Control than with previous providers.

RESOLUTION NO. 99-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AGREEMENT FOR POUND SERVICES BETWEEN THE CITY OF TORRANCE AND LOS ANGELES COUNTY

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 99-46. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

14. HEARINGS

Item 14a was heard concurrently with Redevelopment Agency Item 5A.

14a. CONDOMINIUM PROJECT AT 807-819 VAN NESS AVENUE

Recommendation

The Redevelopment Agency staff, the Planning Commission, and the City Manager recommend that City Council:

- 1) Adopt a Negative Declaration;
- 2) Adopt an ordinance approving Amendment No. 3 to the Industrial Redevelopment Plan; and
- 3) Deny the appeal and approve, as conditioned CUP98-0033 and Tentative Tract Map to allow the construction of an 18-unit condominium project on the property located at 807-819 Van Ness Avenue and 807 Arlington Avenue.

INDUSTRIAL REDEVELOPMENT PLAN AMENDMENT, CUP98-0033,
TTM52615: MICHAEL MULLIGAN (CHERYL VARGO REPRESENTATIVE)

City Council
April 27, 1999

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

City Manager Jackson advised that he had appealed the Planning Commission's decision in order to bring the entire matter before the City Council/Redevelopment Agency as a joint item.

Planning Manager Bihn noted supplemental material available at the meeting, including revisions to the proposed resolution and ordinance and letters from two business owners opposing the rezoning of their property. He explained that the Notice of Public Hearing gave the impression that the entire Redevelopment Project area was going to be rezoned when in fact the area affected is only the parcel at 807-819 Van Ness Avenue and 806 Arlington Avenue.

Mr. Bihn presented the staff report (per written material of record), noting that the proposed condominium project would eliminate one of the most blighted properties in the Redevelopment Project area and would further the Agency's goals of revitalizing Downtown Torrance and increasing the demand for commercial services.

Using artist's renderings, Ms. Cheryl Vargo, 5147 Rosecrans, Hawthorne, representing Michael Mulligan, described the condominium project. She indicated that as part of the applicant's request, the City was being asked to vacate the triangular parcel at the corner of Van Ness and Arlington Avenue which would be used as a greenbelt, creating a well-stated entry point from Van Ness.

Mayor Hardison requested clarification of the project's elevation. Ms. Vargo explained that the units adjacent to the alley will be 29'3" high, as measured from the existing grade of the alley at the property line, and the remaining units will be 26' high, as measured from the adjacent sidewalk grade.

Mr. Ernie Nash, 735 Border Avenue, stated that his property and the site of the proposed condominium project have been down-zoned from R-3 to R-2, therefore the density of the project is not appropriate for the zoning. He advised that there is a severe parking shortage in the neighborhood, as well as drug-related problems and problems with people living in garages, and that these issues have not been addressed to his satisfaction.

Mr. Alan Steven, 723 Border Avenue, expressed concerns about the condition of the neighborhood surrounding his property, stating that his neighbor's backyard resembles a junkyard; and echoed Mr. Nash's comments about the lack of parking in the area and problems with people residing in garages. He suggested that regular street sweeping might help the parking problem by forcing residents to move their vehicles off the street at least temporarily.

Mr. Frank Wolf, 2409 West 180th Place, called attention to the acute need for affordable senior citizen housing in Torrance, and asked that the Council consider requiring that 20 percent of the project be designated as senior housing. Mayor Hardison related her understanding that the need is for affordable rental properties and explained that these units will be for sale.

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

Councilman Lee voiced support for the project, stating that it would be a great improvement to the area and a major step forward. He mentioned that he was familiar with the problems in the downtown area north of Torrance Boulevard, particularly with respect to curbs and sidewalks, and believes that these problems need to be addressed. He noted that improvements to Sartori Avenue are scheduled as part of the five-year Capital Improvement Budget.

Mayor Hardison stated that she was supportive of this particular project, but suggested that caution be used in bringing forward any future residential projects in the industrial redevelopment district so as not to erode the industrial area or infringe on the residential community. She asked that a memo be provided reminding Councilmembers of the circumstances surrounding the zoning change from R-3 to R-2, and that Environmental Division staff report on the issues mentioned by Mr. Nash and Mr. Steven and how those problems are being addressed.

City Manager Jackson advised that staff have addressed property use and maintenance issues in the area within the limitations of the tools available. Mayor Hardison noted that a lot of time and effort went into the drafting of the Nuisance Abatement Ordinance and suggested that if it is not effective in dealing with these problems, perhaps it needs to be reviewed.

MOTION: Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

MOTION: Councilwoman Cribbs moved for the adoption of a Negative Declaration. The motion was seconded by Councilman Lee and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

ORDINANCE NO. 3466

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ADOPTING AMENDMENT NO. 3 TO THE REDEVELOPMENT PLAN FOR THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT

MOTION: Councilman Messerlian moved for the approval of Ordinance No. 3466. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell)

RESOLUTION NO. 99-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP98-0033) AND TENTATIVE TRACT MAP (TTM52615) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN 18-UNIT CONDOMINIUM COMPLEX AND TO CREATE THE AIR SPACE PARCELS FOR OWNERSHIP PURPOSES ON THE PROPERTY LOCATED AT 807-819 VAN NESS AVENUE AND 806 ARLINGTON AVENUE.

**CUP98-0033 (EAS98-0019), TTM52615:
MICHAEL MULLIGAN**

MOTION: Councilman Messerlian moved for the adoption of Resolution No. 99-47. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

Agenda Item 14b was heard concurrently with Redevelopment Agency Agenda Item 5B.

14b. INDUSTRIAL REDEVELOPMENT PLAN AMENDMENT TO INCREASE BONDED INDEBTEDNESS

Recommendation

The Redevelopment Agency staff and the City Manager recommend that City Council adopt an ordinance to amend the Redevelopment Plan for the Torrance Industrial Redevelopment Project to increase the amount of bonded indebtedness to be repaid in whole or in part from the allocation of real property tax increments which can be outstanding at any one time shall not exceed Seventy (70) Million Dollars.

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

Planning Manager Bihn advised that currently the amount of outstanding bonded indebtedness is \$34 million dollars and that the maximum allowed is \$35 million dollars. He explained that by increasing the amount allowed for bonded indebtedness, infrastructure and other improvement projects in the Industrial Redevelopment Area can be funded as soon as tax increments increase to a level to support a bond issue and estimated that it would take approximately two years for tax increments to reach a level making a new bond issue economically feasible. He commented on the railroad company's abandonment of tracks in the area and noted improvement projects that have been identified as having a high priority.

Mayor Hardison requested that Mr. Bihn provide a prioritized list of projects in the Redevelopment Project area.

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

ORDINANCE NO. 3467

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ADOPTING THE PROPOSED AMENDMENT NO. 4 TO THE REDEVELOPMENT PLAN FOR THE TORRRANCE INDUSTRIAL REDEVELOPMENT PROJECT

MOTION: Councilman Messerlian moved for the approval of Ordinance No. 3467. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilwoman O'Donnell).

18. ADDENDUM MATTERS

None.

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The Council met as the Torrance Redevelopment Agency from 8:15 p.m. to 9:01 p.m.

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19. ORAL COMMUNICATIONS

19a. Fire Chief Bongard announced that the annual Fire Service Day would be held on Saturday, May 8, 1999, with exhibits and live demonstrations in the south parking lot of SCROC at 11:30 a.m. and 2:30 p.m., and open house at all of the fire stations from 10:00 a.m. to 4:00 p.m.

19b. Councilman Horwich commented on a trip to the aqueduct hosted by MWD.

19c. Councilman Horwich wished Mrs. Horwich a Happy Birthday.

19d. Responding to an inquiry from Councilman Messerlian concerning a recurring problem with delayed receipts for non-profit organizations for events held at the Cultural Arts Center, City Manager Jackson stated that a procedure has been established to release a substantial portion of the receipts within a few weeks of an event but a portion must be retained until all bills have been satisfied.

19e. Mr. Dave Boule, 22917 Fonthill, on behalf of neighbors who had previously submitted a petition, voiced concerns about grading of the Olson Co. development on Maple Avenue.

In response to Mr. Boule, Planning Director Gibson stated that the Olson Company had agreed to survey the property to determine if discrepancies exist and that staff would work with the developer and the neighbors to resolve the situation.

20. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

21. **ADJOURNMENT**

At 9:09 p.m., the meeting was adjourned to Tuesday, May 4, 1999, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance