

February 27, 2007

**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 7:01 p.m. on Tuesday, February 27, 2007 in the Wilson Park Gymnasium.

**ROLL CALL**

Present: Councilmembers Brewer, Drevno, McIntyre, Nowatka, Sutherland, Witkowsky, and Mayor Scotto.

Absent: None.

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

**2. FLAG SALUTE/INVOCATION**

Colors were presented by the Torrance High School JROTC, with the flag salute led by City Clerk Herbers.

Councilmember Witkowsky read a poem by Ralph Waldo Emerson for the invocation.

**3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA / MOTION TO WAIVE FURTHER READING**

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, February 22, 2007.

**MOTION:** Councilmember Sutherland 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 Councilmember Witkowsky and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

City Clerk Herbers noted that hearing devices were available at the meeting. She also noted that several items on the agenda would be discussed out of order.

Mayor Scotto asked that the meeting be adjourned in memory of Kathy Keane, former Assistant to the City Manager, who passed away February 13, 2007.

Mayor Scotto noted an article in the *Daily Breeze* regarding the accomplishments of the Torrance American Football and Cheer Teams in the Mitey Mite and Pee Wee divisions. He requested, with the concurrence of Council, that staff bring forward a formal recognition before City Council at a later date.

Mayor Scotto announced that Toyota Motor Sales was awarded the Waste Reduction Awards Program (WRAP) of the Year by the California Integrated Waste Management Board. He congratulated Toyota Motor Sales along with other Torrance companies that received WRAP awards: Walsers, Wild Birds Unlimited, Hitachi Automotive Products, and American Honda Motor Co.

Mayor Scotto thanked staff for all their hard work in setting up the offsite meeting.

City Council  
February 27, 2007

**6. COMMUNITY MATTERS**

**6A. FIRST QUARTERLY REPORT FROM BLUE RIBBON COMMITTEE ON ETHICS AND INTEGRITY**

**Recommendation**

The **City Manager** recommends that City Council accept and file the first quarterly report from the Blue Ribbon Committee to study Ethics and Integrity in City Government covering the period of November 2006 through January 2007.

Martin Gallagher, member of the Blue Ribbon Committee, introduced committee members present at the meeting and provided a summary of the first quarterly report (per written material of record). He noted that the committee's goal is to create a sustainable ethics program for elected and appointed officials and City employees, emphasizing honesty, respect, trust, responsibility and transparency.

Mayor Scotto expressed appreciation for the committee's efforts.

**MOTION:** Councilmember Sutherland moved to accept and file the committee's report. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**7. ORAL COMMUNICATIONS**

**7A.** Otto Stiefel, Torrance Fire Fighters Association, invited everyone to attend the 35<sup>th</sup> Annual Spaghetti Dinner at the Ken Miller Recreation Center on Saturday, March 10<sup>th</sup> from 4:30 – 8:00 p.m. Admission is \$5 per adult and \$3 per child with proceeds to benefit the Alisa Ann Ruch California Burn Foundation.

**7B.** Councilmember Sutherland requested, with the concurrence of Council, that staff bring forward an item to waive the rental fees of the Ken Miller Recreation Center for the TFFA spaghetti dinner.

**7C.** Debbie Hays asked the City for assistance with transportation issues related to the proposed relocation of Hull Middle School students to Sam Levy School.

Mayor Scotto noted that the City was working diligently with the Torrance Unified School District to mitigate any traffic problems associated with the relocation.

**7D.** Debbie Hays invited the public to view a new exhibit at the Torrance Historical Society Museum on display from March 6 through December 16, 2007, entitled *That's Just the Way it Was: Jerome, Arkansas*, featuring photographs, documents and a scale model of a barracks at the WWII internment camp.

**7E.** Tommye Carter, Lincoln Street, expressed concerns about traffic gridlock conditions in her neighborhood, bounded by Cabrillo, Western, Plaza del Amo and Sepulveda, and requested assistance. She noted that residents of her block submitted a petition requesting that there be no parking for a four-hour period on Thursday and Friday mornings to allow for trash pick-up and street sweeping.

**7F.** Susan Schneider, Date Avenue, requested information about new RV parking restrictions.

**7G.** Rachele Toti, Ronald Avenue, recommended forming an aquatics task force to study the feasibility of constructing another public swimming pool in Torrance.

**7H.** Mary Ann Reis, Torrance, reported that the five-point intersection at Engracia/El Dorado/Arlington is extremely dangerous and called for the installation of stop signs.

8. **CONSENT CALENDAR**

8A. **APPROVAL OF MINUTES – DECEMBER 12, AND DECEMBER 19, 2006**

8B. **STAFF TRAINING FOR TIMESHEET DATA ENTRY SYSTEM**

**Recommendation**

The **Communications and Information Technology Director** recommends that City Council approve the purchase of additional staff training with the new timesheet data entry system with Kronos, Inc, of Chelmsford, MA, in the amount of \$10,400.

8C. **AMENDMENT TO FEE AGREEMENT FOR INDEPENDENT COUNSEL TO CIVIL SERVICE COMMISSION**

**Recommendation**

The **City Attorney** recommends that City Council approve an amendment to the contract with Jenkins & Hugin, LLP (C2006-151) to provide independent counsel to the Civil Service Commission in an additional amount of \$24,000 for a not to exceed contract amount of \$48,000.

8D. **PURCHASE/INSTALLATION OF PARK BENCHES AND PICNIC TABLES**

**Recommendation**

The **Community Services Director** recommends that City Council:

- 1) Appropriate \$5,213.09 from the Parks and Recreational Open Space Fund into FEAP #552 and;
- 2) Authorize a sole-source purchase order with Dave Bang and Associates Inc. of Tustin, CA for an amount not to exceed \$15,213.09 for the acquisition and installation of picnic tables, benches, and replacement parts.

8E. **AMENDMENT TO CONTRACT WITH REGINA KLENJOSKI DANCE COMPANY**

**Recommendation**

The **Community Services Director** recommends that City Council approve an amendment to contract with the Regina Klenjoski Dance Company (C2005-183), increasing the contract by \$10,454 for a contract total not to exceed \$147,964.

8F. **PURCHASE OF PROPANE-POWERED STREET SWEEPERS**

Considered separately, see page 4.

8G. **APPROPRIATION FOR LA ROMERIA ROOF REPLACEMENT PROJECT**

**Recommendation**

The **General Services Director** recommends that City Council approve an appropriation of \$7,820 from the Building Maintenance Capital Project Fund to the La Romeria Roof Replacement project (FEAP #319).

8H. **PURCHASE ORDER FOR CHEVROLET IMPALA MIDSIZE SEDANS**

**Recommendation**

The **General Services Director** recommends that City Council:

- 1) Authorize a purchase order for eight (8) 2007 Chevrolet Impala midsize sedans from Maurice J. Sopp & Son of Huntington Park, CA (B2007-08). Total purchase price including sales tax is \$147,557.74; and
- 2) Appropriate \$147,557.74 from the Fleet Services Vehicle and Equipment Replacement Fund.

**8I. PURCHASE ORDER FOR KUBOTA TRACTOR/LOADER**

**Recommendation**

The **General Services Director** recommends that City Council:

- 1) Authorize a purchase order for one (1) current year model Kubota L39TL tractor/loader from Staben Equipment Company of Oxnard, CA. Total cost including sales tax is \$25,025.24; and
- 2) Transfer \$2,725.24 from the Public Works General Fund operating budget to the Kubota Tractor Project FEAP # 578.

**8J. PURCHASE ORDER FOR VACTOR SEWER CLEANING TRUCK**

**Recommendation**

The **General Services Director** recommends that City Council:

- 1) Authorize the purchase of one (1) Vactor Model 2115 sewer cleaning truck from Haaker Equipment Company of La Verne, CA (B2006-44). Total purchase price, including sales tax is \$299,295.01; and
- 2) Authorize additional appropriation of \$4,295.01 to the Replacement of Vactor Truck 8989 project (FEAP # 577).

**8K. CONTRACT FOR LIABILITY CLAIMS ADMINISTRATION SERVICES**

**Recommendation**

The **Human Resources Director** recommends that City Council approve a contract with NovaPro Risk Solutions, LP, for liability claims administration services in the amount of \$141,453.28 for the period of March 1, 2007 through June 30, 2008.

**MOTION:** Councilmember Drevno moved for the approval of Consent Calendar Items 8A through 8K, with the exception of 8F. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Consent Calendar Item 8F was considered separately at this time.

**8F. PURCHASE OF PROPANE-POWERED STREET SWEEPERS**

**Recommendation**

The **General Services Director** recommends that City Council:

- 1) Authorize the purchase of two (2) Schwarze brand propane-powered street sweepers from Kelly Equipment of Upland, CA. Total purchase price, including sales tax is \$463,605.39;
- 2) Appropriate \$423,605.39 from the Fleet Services Vehicle and Equipment Replacement Fund; and
- 3) Appropriate \$40,000 from the General Fund Reserve for Alternative Fuel Vehicles.

Fleet Services Manager Winnett reported that less polluting propane-powered street sweepers were selected to replace diesel-powered sweepers in accordance with South Coast Air Quality Management District regulations.

Councilmember McIntyre commented positively on the City's use of alternate fuel vehicles.

**MOTION:** Councilmember Drevno moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

9. **COMMUNITY SERVICES**

9A. **ACCEPTANCE/APPROPRIATION OF GRANT FROM LA COUNTY  
FOURTH DISTRICT ARTS EDUCATION PARTNERSHIP PROGRAM**

**Recommendation**

The **Community Services Director** recommends that City Council accept and appropriate a grant from the County of Los Angeles, Fourth District Arts Education Partnership Program in the amount of \$8,000.

**MOTION:** Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

9B. **ACCEPTANCE OF DONATION FROM THE FRIENDS OF MADRONA MARSH**

**Recommendation**

The **Parks and Recreation Commission** and **Community Services Director** recommend that City Council:

- 1) Accept a donation from the Friends of Madrona Marsh of five taxidermy exhibit cases for the Madrona Marsh Nature Center Exhibit Hall valued at \$91,335; and
- 2) Appropriate \$7,000 from the Community Services Department Madrona Marsh Donation Account to pay for development of the taxidermy exhibits.

Recreation Services Manager Jones advised that the Friends of Madrona Marsh have generously offered to fund the purchase of five taxidermy exhibit cases for the Nature Center and that staff was recommending that \$7,000 be appropriated from the Marsh Donation Account to prepare the displays.

Mayor Scotto thanked the Friends of Madrona Marsh for their generous donation.

In response to Councilmember Witkowsky's inquiry, Nature Center Manager Drake discussed the various animals that will be on display and how they were procured. She reported that the exhibit should be ready for viewing by late fall 2007.

**MOTION:** Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

10. **PLANNING AND ECONOMIC DEVELOPMENT**

10A. **COMMUNITY DEVELOPMENT DEPARTMENT ACTIVITIES AND PROJECTS**

Considered out of order, see page 9.

11. **PUBLIC SAFETY**

11A. **PUBLIC SAFETY INFORMATION – CRIME TRENDS, CRIME PREVENTION  
TRAFFIC AND QUALITY OF LIFE ISSUES**

Considered out of order, see page 9.

12. **ADMINISTRATIVE MATTERS**

**12A. RESOLUTION NO. 2007-20 IN SUPPORT OF AB 391**

**Recommendation**

The **City Manager** recommends that City Council:

- 1) Adopt a Resolution supporting AB 391 (Lieu) which increases membership of the South Coast Air Quality Management District (SCAQMD) Board from twelve (12) to thirteen (13) by adding one new member, and
- 2) Authorize staff to forward letters of support to State Legislators.

Management Aide Huynh provided a summary of AB 391, which would provide an opportunity for smaller cities in the western region of Los Angeles County an opportunity to be directly represented on the SCAQMD Board. She noted that AB 391 is supported by the South Bay Cities Council of Governments; the League of California Cities, Los Angeles County Division; and the Independent Cities Association.

Councilmember Witkowsky commended Assemblyman Ted Lieu for bringing this legislation forward.

**MOTION:** Councilmember Witkowsky moved to concur with the staff recommendation. The motion was seconded by Councilmember Brewer and passed by unanimous roll call vote.

**RESOLUTION NO. 2007-20**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING SUPPORT OF AB 391 (LIEU) WHICH ENHANCES MUNICIPAL REPRESENTATION ON THE SOUTH COAST AIR QUALITY MANAGEMENT (SCAQMD) BOARD OF DIRECTORS

**MOTION:** Councilmember McIntyre moved for the adoption of Resolution No. 2007-20. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**12B. SUPPORT OF LA COUNTY METROPOLITAN TRANSIT AUTHORITY CONGESTION RELIEF PROJECTS**

**Recommendation**

The **City Manager** recommends that City Council authorize a position letter to the California Transportation Commission (CTC) and State Legislators in support of the proposed congestion relief projects submitted by the Los Angeles County Metropolitan Transportation Authority (Metro) for funding.

Management Aide Huynh reported that staff recommended this action because when the California Transportation Committee (CTC) released their recommendations for projects to be funded from Proposition 1B (transportation infrastructure bond), the \$730 million requested by LA County Metropolitan Transit Authority for the construction of a carpool lane on the 405 freeway was not included, however, since the agenda item was prepared, the CTC has reconsidered the project and it now appears that it will be fully funded.

Mayor Scotto commented on the importance of the 405 carpool project, noting that it is one of the most congested freeways in Southern California.

Councilmember Brewer noted that he attended a meeting of the South Bay Cities Council of Governments last Friday at which elected officials from the South Bay let it be known that they were extremely disappointed that this much needed project was not being recommended for funding and the CTC subsequently reversed their decision.

**MOTION:** Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**12C. PROPOSED CITY OF TORRANCE/ ROLLING HILLS ESTATES BOUNDARY ADJUSTMENT AND LAND SWAP**

**Recommendation**

The **City Manager** recommends that City Council review and give direction regarding deal points of the proposed City of Torrance/Rolling Hills Estates boundary adjustment and land swap.

Assistant to the City Manager Sunshine noted supplemental material available at the meeting. He briefly outlined the deal points of the proposed City of Torrance/ Rolling Hills Estates boundary adjustment and land swap, which would facilitate the reconfiguration of the Rolling Hills County Club and the building of new single-family homes utilizing the Chandler Landfill (per written material of record). He advised that the boundary shift would allow for the new houses to be located entirely within the City of Rolling Hills and a portion of the realigned golf course would become part of the City of Torrance along with 4.5 acres to be added to Alta Loma Park.

Mr. Sunshine explained that if a Boundary and Dedication Agreement is implemented, the City would initially receive a non-refundable cash contribution of \$200,000 from Chandler Landfill LLC to improve Alta Loma Park and upon successful completion of the boundary adjustment and approval of a final tract map for the housing development, the City would receive \$9.8 million to compensate for lost tax revenues. He advised that the process, which includes the preparation of an Environmental Impact Report (EIR), would take approximately 3 years to complete.

Councilmember Witkowsky recalled that the president of the Hillside Homeowners Association had expressed concerns about the potential that the project could affect the stability of the hillside and had asked that \$10,000 be set aside to hire a geologist to conduct a study. She requested that this amount be added to the non-refundable cash contribution from Chandler.

In response to Councilmember Nowatka's inquiry, Mr. Sunshine clarified that the acreage to be added to Alta Loma Park is not usable and will be maintained as open space and the \$200,000 non-fundable deposit will be used to upgrade existing park facilities.

Councilmember Brewer stated that he thought it was very important that the City of Torrance have input on the new homes to be built, and Mr. Sunshine confirmed that the City will be involved in the entitlement process.

Councilmember Sutherland stated that, in keeping with his campaign promises, he would not support this agreement because the new homes, while located in Rolling Hills Estates, would still add traffic to Torrance's already congested streets.

Judy Weber, Border Avenue, noted her agreement with Councilmember Sutherland's remarks. She voiced objections to the proposal to build luxury homes and expand a private golf course, which will benefit only a few people. She called for the City to focus resources on the much needed update of the General Plan.

Councilmember Witkowsky noted that homes could be built on the portion of the Chandler site located in Rolling Hills Estates without any land swap and voiced her opinion that the proposed agreement was a good deal for the City of Torrance.

Mayor Scotto stated that he believed the low density housing development being proposed would have the least impact on Torrance as compared to what could be built on the site; noted that an EIR will be prepared to ensure that any impacts on traffic are mitigated; and commented on the potential benefits of the \$9.8 million to the residents of Torrance.

**MOTION:** Councilmember McIntyre moved to concur with the staff recommendation. The motion was seconded by Councilmember Witkowsky and passed by a 6-1 roll call vote, with Councilmember Sutherland dissenting.

**12D. SECOND QUARTER 2006-07 BUDGET REVIEW**

**Recommendation**

The **Finance & Governmental Operations Committee** recommends that City Council:

- 1) Accept the Second Quarter 2006-2007 Budget Review Report
- 2) Accept the City Treasurer's Investment Report.

Finance Director Tsao reported that revenues are projected to meet or slightly exceed budget estimates and expenditures are well within budgeted guidelines for the second quarter of 2006-07.

**MOTION:** Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**12E. SELECTION OF MUTUAL OF OMAHA FOR LIFE AND DISABILITY INSURANCE FOR EMPLOYEES REPRESENTED BY TME-AFSCME**

**Recommendation**

The **Human Resources Director** recommends that City Council approve the selection of Mutual of Omaha to provide term life and disability insurance to employees represented by TME-AFSCME at a rate of 19 cents per \$1,000 of benefits for Life, 48 cents per \$10 of benefit for Short Term Disability (STD), and 67 cents per \$100 of benefit for Long Term Disability (LTD) beginning March 1, 2007 through December 31, 2008. Expenditure: \$316,874

Human Resources Manager Fuentes advised that a market survey was conducted and Mutual of Omaha offered the most competitive pricing.

**MOTION:** Councilmember Sutherland moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**15. OTHER**

**15A. COMMUNITY OUTREACH BUDGET MEETING**

**Recommendation**

The **City Manager and Finance Director** recommend that City Council open and conduct a community outreach meeting for the purpose of receiving public input related to the 2007-2009 Two-Year City Operating Budget.

Finance Director Tsao, in a PowerPoint presentation, discussed the economic forecast for 2007-08; reviewed sources of revenue and the allocation of funds; and highlighted areas where there is a need for increased funding. He outlined the schedule for upcoming budget workshops/ hearings and introduced staff members present at the meeting: Sr. Accountant McDonough, Analyst Eng, Purchasing Manager Fromm, Budget Manager Dulaney, Accounting Manager Reyes, and Assistant Finance Director Flewellyn.

Mayor Scotto invited public comment, and no one from the public came forward to speak.

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Agenda Items 10A and 10B will be considered out of order at this time.

**10A. COMMUNITY DEVELOPMENT DEPARTMENT ACTIVITIES AND PROJECTS**

**Recommendation**

The **Community Development Department** recommends that City Council review information regarding current activities and projects in the Community Development Department.

Community Development Director Gibson reported that the draft of the General Plan would be available mid-March and that the renewal of the Strategic Plan would be going forward in conjunction with the General Plan update. With regard to the central Torrance area, he noted that signs identifying the original Torrance Tract were being installed; that voluntary architectural guidelines were being devised for the old Torrance area; and that community input would be sought as part of the Strategic Plan process to craft a vision for downtown Torrance. He provided a brief overview of his department and introduced his staff: Deputy Community Development Director Cessna, Planning Manager Lodan, Transportation Planning Manager Semaan, and Building Regulations Manager Segovia.

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The City Council recessed from 8:40 p.m. to 8:55 p.m.

**11A. PUBLIC SAFETY INFORMATION – CRIME TRENDS, CRIME PREVENTION TRAFFIC AND QUALITY OF LIFE ISSUES**

**Recommendation**

The **Police Department** recommends that City Council review public safety information related to crime trends, crime prevention, traffic, and quality of life issues.

Police Chief Neu introduced Captain Wilkins, Lieutenant Unglaub, Sergeant Dempsey, Community Lead Sergeant Vukovich, Community Lead Officer Venero, Services Officer Aceves, Traffic Lieutenant Stark, Traffic Officers Garber and Farley, and Animal Control Supervisor Brinkerhoff.

Officer Venero reported on residential burglaries and auto thefts in the downtown area over the past two months, noting that there are no major crime trends in this area.

**15. OTHER (continued)**

**15B. UPDATE OF LIBRARY AND PARK IMPROVEMENT PROJECTS IN CENTRAL TORRANCE**

**Recommendation**

The **Community Services Department** provides a wide range of informational, recreational, cultural, and educational programs and services for persons of all ages and abilities with an emphasis on serving the City's youth. In addition, the department is responsible for providing proper management, maintenance, and stewardship of the City's libraries, recreational facilities, parks, landscaped areas, and natural resources.

Community Services Director Barnett reviewed the the responsibilities of the Community Services department and introduced management staff: Cultural Services Manager Myers, Librarian Weiner, Park Services Manager Wilson, Recreation Services Manager Jones, and Sr. Business Manager Minter.

Councilmember Witkowsky expressed concerns about the condition of the wheelchair accessible tree house at Wilson Park and suggested the possibility of adding elements that would make the tree house more inviting to young children.

## **15C. PUBLIC WORKS FUNCTIONS AND PROJECTS IN CENTRAL TORRANCE**

### **Recommendation**

The **Public Works Department** is composed of five divisions that include: Sanitation, Streetscape, Street Operations, Water, and Engineering. The department is responsible for maintaining and operating the public infrastructure and designing and managing capital improvement projects.

Public Works Director Beste reported on current programs his department is working on including a trial green waste program (not in central Torrance), changes to refuse collection and street sweeping days, additional signage for the NPDES program, replanting of medians, installation of a new sewer line on Plaza del Amo, the upgrading of Sepulveda Boulevard, to be followed by Torrance Boulevard, the installation of additional curb ramps, and over \$50 million in street projects over the next few years. He noted that the Del Amo extension has been fully funded, which should help relieve traffic congestion in the central Torrance area. He introduced his management staff: Deputy Public Works Director van der Linden, Streetscape Manager Emerson, Street Operations Manager Cooper, Engineering Project Manager Bilezerian.

City Manager Jackson introduced the other department heads present at the meeting: Communication & Information Systems Director Shigaki, Transit Director Turner, Fire Chief Bongard, General Services Director Ballew, and Human Resources Director Winer.

### **PUBLIC COMMENT**

Mayor Scotto invited public comment

Debbie Hays, Torrance, expressed the hope that guidelines could be established for both homeowners and developers that would preserve the historic character and charm of the old Torrance neighborhood, balancing needs of property owners with the need to protect of the City's historic assets. Commenting on downtown Torrance, she stated that she believed mixed-use developments were the key to revitalization, along with inviting retail establishments that would draw people into the area. She noted that progress has been made with regard to historic preservation, including the installation of signage around the perimeter of the original Torrance tract identifying it as "Old Torrance Founded in 1912," but urged that more be done to preserve the City's history.

Joyce Jiminez, Torrance, asked that the City repair the service road just north of Torrance Boulevard between Maple and Crenshaw.

Judy Weber, Border Avenue, expressed concerns that modifications to construction projects are being approved by Community Development staff, who are unaware that the modifications are contrary to what was originally approved by the Planning Commission and/or City Council. She called attention to palm trees in need of attention on Border Avenue north of Torrance Boulevard and requested that streets be repaved in this area. She stressed the need for a new Environmental Impact Report covering the old Torrance area.

Don Barnard, Gramercy Avenue, reported that parked cars are interfering with visibility at intersections and causing accidents on narrow streets in the downtown area and recommended that curbs be painted red within 10 feet of intersections.

Nina McCoy, 220<sup>th</sup> Street, thanked the Council for adopting the Recreation Vehicle Parking Ordinance. She requested that the City consider landscaping the median on Cabrillo between Plaza del Amo and Torrance Boulevard in order to enhance the downtown area and commented on the removal of large trees along Hawthorne Boulevard in the vicinity of the Olive Garden restaurant. She expressed dismay that developers were buying up property in her neighborhood, failing to maintain it, and then using the argument that the property is an eyesore in order to obtain permission to demolish older structures and replace them with multi-family developments.

Bonnie Mae Barnard, Gramercy Avenue, commented on the uniqueness of old Torrance and urged that more be done to preserve it, including: 1) Enact a Historic Preservation Ordinance; 2) Do a survey to identify historic structures in the area; 3) Apply for Main Street funds; 4) Adopt the Mills Act; 5) Designate Historic Districts; 6) Adopt the Historic Building Code; 7) Establish a Historic Preservation Commission; and 8) Designate one planner in the Community Development Department to oversee development in the area who has been educated about historic preservation.

Mary Ann Reis, Torrance, voiced objections to developers who tear down homes in the old Torrance area and replace them with condominiums.

Janet Payne, Engracia Avenue, emphasized the need to educate people about historic preservation, including Planning Commissioners, Planning staff and the City Council, and called for the hiring of a consultant, who is an expert in historic preservation. She contended that the R-3 Zone was being misinterpreted to allow the consolidation of lots and the building of large condominium complexes, which were never intended for the old Torrance area.

Raymie McCoy, 220<sup>th</sup> Street, expressed concerns about over-development in his neighborhood, reporting that several single-family homes have been razed for multi-unit condominium projects. He reported that there have been recent incidents where projects under construction have deviated from approved plans and called for more oversight from the Community Development Department. He asked that the Street Department repair curbing on his block.

Maureen O'Donnell, Beech Avenue, stated that she supports historic preservation and objects to the replacement of single-family residences with condominiums, however, there is a major problem in the old Torrance area that is being ignored, which is the problem of garages that have been illegally converted into rentals. She reported that these rentals impact parking and present a health and safety hazard and urged that action be taken on this issue.

## **16. SECOND READING ORDINANCES**

### **16A. SECOND AND FINAL READING OF ORDINANCE NO. 3690**

#### **ORDINANCE NO. 3690**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE 12, CHAPTER 3 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE ESTABLISHING A CHEMICAL BOARD AND ARTICLE 2, CHAPTER 6 OF DIVISION 8 REQUIRING A CHEMICAL PERMIT

**MOTION:** Councilmember Witkowsky moved for the adoption of Ordinance No. 3690. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 10:05 p.m. to 10:07 p.m.

**17. ORAL COMMUNICATIONS**

**17A.** Councilmember Brewer commented on the diminished customer service from Time Warner Cable and thanked Cable and Community Relations Manager Smith for his assistance with the issue.

In response, Cable and Community Relations Manager Smith reported that Time Warner has undergone a major transition since the acquisition of Adelphia and Comcast and is working to correct any problems. He noted that residents with cable issues can contact CitiCABLE at 310. 618.5762.

**17B.** Councilmember Brewer thanked the South Bay Judo Club for the use of the gym where they normally meet each week.

**17C.** Councilmember Drevno thanked residents for attending the meeting and City staff for the hard work involved in setting up the offsite meeting.

**17D.** Councilmember McIntyre echoed thanks to staff and also thanked central Torrance residents for their constructive comments.

**17E.** Councilmember Nowatka announced a free U.S. Air Force quintet performance on March 19 at 7:00 p.m. at the Armstrong Theatre.

**17F.** Councilmember Nowatka announced a preview of the Western Museum of Flight on March 25 from 11:00 a.m. to 3:00 p.m. and asked for City Council concurrence to have staff bring back an item to provide up to \$2500 in funding to offset the cost of fuel for vintage aircraft that will be visiting the airport and participating in the display.

**17G.** Councilmember Sutherland announced a Friends of the Torrance Library "Meet the Author" presentation at the Katy Geissert Civic Center Library on March 7, featuring Harrison Scott, author of *The Ridge Route, the Road that United California*.

**17H.** Councilmember Witkowsky announced a pilot program entitled Aging in Place sponsored by the Los Angeles Chapter of the American Society of Interior Designers (ASID), Torrance Kiwanis, and RSVP of South Bay, with the goal of promoting independent living by developing safe, accessible living space for disabled low income seniors. She noted that there will be a meeting on March 2 at Bartlett Center to discuss the program, which will include a home makeover documented by CitiCABLE.

**17I.** Councilmember Witkowsky noted her attendance at an event held at ExxonMobil to encourage girls and young women to seek nontraditional careers in science and math.

**17J.** Mayor Scotto thanked the residents for attending the meeting, as well as staff for all their efforts.

**17K.** Councilmember Nowatka invited the public to attend an event presented by the Disaster Council on Wednesday, February 28 at 3:00 p.m. in the Toyota Meeting Hall with Dr. Lucille Jones of USGS speaking on earthquake preparedness.

17L. City Manager Jackson invited the public to share their ideas on the upcoming budget.

17M. Don Barnard, Save Historic Old Torrance, noted that tickets were still available for the March 4 fundraising event at The Depot restaurant.

18. **EXECUTIVE SESSION**

None.

19. **ADJOURNMENT**

At 10:24 p.m., the meeting was adjourned to Tuesday, March 6, 2007 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

*Adjourned in Memory of  
Kathy Keane*

Attest:

/s/ Frank Scotto

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers,  
City Clerk of the City of Torrance

Approved on May 1, 2007