

**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 5:32 p.m. on Tuesday, September 11, 2007 in the City Council Chambers at Torrance City Hall.

**ROLL CALL**

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

Absent: None.

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

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Agenda Item 18 was considered out of order at this time.

**18. EXECUTIVE SESSION**

The City Council immediately recessed to closed session to confer on agenda matters listed under 18A) Public Employee Performance Evaluation – City Attorney and City Manager, pursuant to California Government Code §54957.

The City Council reconvened at 7:09 p.m. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Nowatka.

Councilmember Witkowsky gave the non-sectarian invocation.

Mayor Scotto noted the anniversary of September 11, 2001.

The Torelles sang God Bless America.

**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, September 6, 2007.

**MOTION:** Councilmember Brewer 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 Nowatka and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

Mayor Scotto noted supplemental material available at the meeting for Agenda Items 8J, 12A, 12B, and 13A.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Sutherland announced that the Ad Hoc Facility Naming Committee would meet on Wednesday, September 12, at 4:30 p.m. in the City Hall - Third Floor Assembly Room.

Councilmember Drevno announced that the Community Planning & Design Committee would meet on Thursday, September 13, at 4:30 p.m. in the City Hall – Third Floor Assembly Room.

Councilmember Brewer announced that there would be a City Council joint meeting with the Commission on Aging on Tuesday, October 16, at 5:30 p.m. in Garden Rooms A & B at the Cultural Arts Center.

City Clerk Herbers announced that Commission Certification classes were scheduled for Thursday, October 18, and Wednesday, November 14, and that pre-registration was required. She directed callers to the City Manager's office at 310.618.5880 or to contact the City Clerk's office at 310.618.2870.

City Clerk Herbers invited staff and public to view the works of Torrance Artist Guild member Sally Matsumoto on display in the City Clerk's office for the month of September.

Public Works Director Beste reminded everyone to continue conserving water and gave indoor water saving tips.

**6. COMMUNITY MATTERS**

**6A. RESOLUTION NO. 2007-85 RE DIANNE RITA PALES**

**RESOLUTION NO. 2007-85**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING DIANNE RITA PALES UPON HER RETIREMENT FROM THE CITY AFTER TWENTY-EIGHT YEARS OF SERVICE

**MOTION:** Councilmember Sutherland moved for the adoption of Resolution No. 2007-85. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

Mayor Scotto presented the proclamation to Dianne Pales, who accepted with appreciation.

Police Chief Neu commended Ms. Pales for her work in the Juvenile Diversion Program, noting she has worked with over 7500 families counseling "at risk" children.

Councilmember Nowatka noted that Ms. Pales received numerous commendations for her work, and Councilmember Drevno thanked Ms. Pales for her dedication to the City's youth.

**6B. PROCLAMATION RE "COASTAL CLEAN UP DAY"**

Mayor Scotto presented a proclamation declaring Saturday, September 15, 2007 as **Coastal Clean Up Day** in the City of Torrance to Mike Goguen, Torrance Area Chamber of Commerce; Sonya Vicerra, American Honda; Leslie Cortez, Senior Analyst; and Fran Fulton, Management Associate.

Ms. Cortez invited everyone to participate in the clean-up of Torrance Beach on Saturday, September 15, starting at 9:00 a.m., noting that lunch, raffle prizes and commemorative T-shirts will be provided.

**6C. PROCLAMATION RE “NATIONAL ALCOHOL AND DRUG ADDICTION RECOVERY MONTH”**

Mayor Scotto presented a proclamation declaring the month of September 2007 as *National Alcohol and Drug Addiction Recovery Month* in the City of Torrance to Barbara Smith of the National Council on Alcohol and Drug Dependence.

**7. ORAL COMMUNICATIONS #1**

**7A.** Bonnie Mae Barnard, S.H.O.T., announced that Save Historic Old Torrance meets on the second Thursday of every month at 7:00 p.m. at West Presbyterian Church located at 1880 220th Street.

**7B.** Scott Gobble, Southern California Edison, explained the power outages that occurred during the recent heat storm and encouraged residents to call Edison during an extended power outage every 24 hours to receive updates.

**8. CONSENT CALENDAR**

**8A. APPROVAL OF MINUTES – JULY 17, JULY 24, AND AUGUST 7, 2007**

**Recommendation**

The **City Clerk** recommends that City Council approve the City Council minutes of July 17, July 24, and August 7, 2007.

**8B. PURCHASE AGREEMENT FOR LAWMOWER REPLACEMENT PARTS**

**Recommendation**

The **General Services Director** recommends that City Council authorize an annual sole-source purchasing agreement with Turf Star Inc. of Brea, CA in an amount not to exceed \$40,000 to furnish Toro brand lawnmower replacement parts on an as needed basis, effective October 6, 2007 through October 5, 2008.

**8C. PURCHASE AGREEMENT FOR AUTOMOTIVE PARTS AND SUPPLIES**

**Recommendation**

The **General Services Director** recommends that City Council authorize a purchasing agreement with Peerless Auto Parts of Torrance, CA in the amount of \$50,000 to furnish automotive parts and supplies on an as needed basis, effective October 6, 2007 through October 5, 2008.

**8D. PURCHASE AGREEMENT FOR FORD REPAIR PARTS**

**Recommendation**

The **General Services Director** recommends that City Council authorize an annual purchase agreement with Power Ford of Torrance, CA in an amount not to exceed \$40,000 to purchase Ford brand repair parts for passenger vehicles, light trucks, and emergency vehicles on an as needed basis, effective October 20, 2007 through October 19, 2008.

**8E. TEMPORARY LEASE OF WATER RIGHTS TO ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES**

**Recommendation**

The **Public Works Director** recommends that City Council approve an agreement to temporarily lease water rights to the Roman Catholic Archbishop of Los Angeles during the remaining 2007-2008 fiscal year.

**8F. INVESTMENT REPORT FOR JULY 2007**

**Recommendation**

The **City Treasurer** recommends that City Council accept and file the monthly investment report for the month of July 2007.

**8G. RENEWAL OF LICENSE AGREEMENT FOR MONITORING WELLS**

**Recommendation**

The **Community Development Director** recommends that City Council approve an application by Honeywell International, Inc. for the renewal of a license agreement, previously held under two (2) license agreements, for two (2) existing groundwater monitoring wells for a period of ten (10) years.

**8H. AMENDMENT TO GRANT AGREEMENT RE TRASH FOR TEACHING**

**Recommendation**

The **Public Works Director** recommends that City Council:

- 1) Approve an appropriation increase of \$437 in the amount of matching funds approved for the Reuse Assistance Grant; and
- 2) An amendment to non-profit grant agreement with Trash for Teaching (C2006-108) increasing the not to exceed amount by \$437.

These adjustments are needed as the matching fund section of the grant was not approved by the City at the same amount as the granting agency.

**8I. AGREEMENT FOR SEWER CLEANING AND DIGITAL VIDEO SERVICES**

**Recommendation**

The **Public Works Director** recommends that City Council:

- 1) Accept the proposal submitted by Advanced Sewer Technologies for sewer cleaning and digital video and reject all other proposals; and
- 2) Approve a contract services agreement with Russell Warner, Inc., dba Advanced Sewer Technologies, in the amount of \$46,800 and authorize a 5% contingency in the amount of \$2,340.

**8J. PURCHASE ORDER RE DIESEL PARTICULATE FILTERS**

**Recommendation**

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

- 1) Authorize the issuance of a purchase order to Ironman Parts & Services of Corona, CA to furnish and install diesel particulate filters (DPF's) on seventeen (17) Solid Waste Collection Vehicles (SWCV), and twelve (12) miscellaneous heavy-duty on-road diesel-fueled vehicles, as cooperative purchases with the Metropolitan Water District of Los Angeles and the City of Santa Clarita, CA. Total not to exceed \$403,200 includes outfitting of twenty-nine (29) vehicles with DPF's at \$384,000 including sales tax and a 5% project contingency of \$19,200;
- 2) Appropriate \$403,200 from the Fuel Mitigation Reserve to the Fleet Services Fund to fund the purchase and installation of diesel particulate filters; and
- 3) Authorize the appropriation of \$219,555 from the Sanitation Enterprise Fund Balance to reimburse the Fuel Mitigation Reserve for the cost of seventeen (17) diesel particulate filters used on the Solid Waste Collection Vehicles. The reimbursement cost includes \$209,100, including sales tax plus a 5% contingency of \$10,455. *(Item 3 added per supplemental material)*

**MOTION:** Councilmember Witkowsky moved for the approval of Consent Calendar Items 8A through 8J. The motion was seconded by Councilmember Nowatka and passed by unanimous roll call vote.

**12. ADMINISTRATIVE MATTERS**

**12A. COMPLIANCE SCHEDULE FOR WRIT OF MANDATE RE PERSONNEL MATTER**

**Recommendation**

The **City Manager** recommends that the City Council comply with the writ of mandate issued by the Los Angeles Superior Court ordering the City to hold a hearing regarding the extent to which Petitioner, a former Torrance police officer, has a revived interest in employment. Specifically, the City Manager recommends that City Council set a briefing schedule and hearing date as follows:

- 1) Order Petitioner and Respondent to exchange and file briefs with the City Council by 5:00 p.m. September 17, 2007, outlining their respective positions regarding the Petitioner's revived interest in employment.
- 2) Allow the parties to file reply briefs, if they so choose. Order that reply briefs be submitted and exchanged between the parties and submitted to the City Council no later than 5:00 p.m. September 21, 2007.
- 3) Set a hearing regarding the status of the Petitioner's revived interest in employment for September 25, 2007.

Acting Civil Service Manager Hoang reviewed the staff recommendation to set a hearing on this matter for September 25, 2007.

Councilmember Sutherland noted that he would not be present at the September 25 Council meeting.

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

**12B. APPROVAL OF RFP FOR BEVERAGE VENDING SERVICES**

**Recommendation**

The **City Manager** recommends that City Council approve a Request for Proposal (RFP) for beverage vending services.

Assistant to the City Manager Chaparyan reported that the City was seeking proposals to provide beverage vending services for City facilities and parks.

In response to Councilmember Brewer's inquiry, Mr. Chaparyan advised that the Torrance Unified School District was pursuing a separate agreement and was not involved in this Request for Proposal.

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

**13. HEARINGS**

**13A. CUP06-00027, DIV06-00027: GREG ARMER – 1217 ARLINGTON AVENUE**

**Recommendation**

The **Community Development Director** recommends that City Council grant the appeal and approve the project.

The **Planning Commission** recommends that the City Council deny the appeal and take the following actions:

- 1) Adopt a Resolution denying a Conditional Use Permit to allow construction of a three-unit condominium project; and
- 2) Adopt a Resolution denying a Division of Lot for condominium purposes on property located in the R-3 zone at 1217 Arlington Avenue.

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

With the aid of slides, Planning Manager Lodan briefly reviewed the proposed project. He reported that the Planning Commission voted unanimously to deny the project, citing concerns about its compatibility with the neighborhood.

Councilmember Sutherland noted that he lives near the proposed project but not within the notification area, therefore he would be participating in this hearing.

Greg Armer, applicant and owner of the subject property, urged approval of the project, noting that it complies with all requirements.

Councilmember Witkowsky asked about the possibility of redesigning the project to have a one-story unit in the front in order to better conform to the neighborhood.

Mr. Armer responded that he would not be able to meet open space and setback requirements with that type of configuration.

Greg Robinson, 1315 Arlington Avenue, voiced objections to the proposed project, contending that it was too large and out of character with this quaint, historical neighborhood.

Duane Miller, 1304 Arlington Avenue, noted his agreement with the Planning Commission's decision to deny the project due to its incompatibility. He reported that this neighborhood is primarily single-story residences, with some having added a second unit over the rear garage.

Janet Payne, 1318 Engracia Avenue, urged denial of the project, maintaining that it would detract from the area and add to traffic and parking problems on this narrow street. She stated that the R-3 zoning in this area was designed to allow churches and other necessary services to locate within the neighborhood and it was not intended to allow large multi-unit residential projects.

Irene Alvarez, 1925 Gramercy Avenue, voiced support for the project, relating her belief that it would be an improvement to the neighborhood. She suggested that it would be unfair to reject the project as it complies with all requirements and expressed concerns that the area will become stagnant if property owners are prevented from redeveloping their properties.

Bonnie Mae Barnard, 2028 Gramercy Avenue, noted that both neighbors and the Planning Commission have concluded that this project was inappropriate for the neighborhood. She stated that there is a new appreciation for this historical area of Torrance after years of unrestrained development and stressed the need for consistency with existing Craftsman homes on this block.

Returning to the podium, Mr. Armer pointed out that the site is very near Torrance Boulevard and is bordered by an industrial building and an apartment complex and related his belief that the proposed project would create a nice buffer for the single-family residences to the south. With regard to parking, he noted that the project provides considerably more parking than currently exists on the site and should improve the parking situation. He reported that it would not be financially feasible to downsize the project to two units because the purchase price was based on the site's R-3 zoning. He explained that the exact same project could be built as rental units without the Council's approval, but he felt dividing the lot for condominiums was preferable because it provides an opportunity for home ownership.

Councilmember Witkowsky indicated that she could not support the project as proposed, but could support it if the second story was stepped back along the front to maintain the block's streetscape.

Mr. Armer expressed his willingness to work with staff and his architect to arrive at an acceptable design.

**MOTION:** Councilmember Brewer moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Councilmember Brewer stated that he could not support the project due to concerns about the adequacy of the parking and indicated that he would be inclined to support a Waiver of setback requirements to allow for more parking.

Councilmember Sutherland related his belief that the proposed project does not represent smart growth and that it was a case of an outside developer seeking financial gain at the expense of the old Torrance neighborhood.

Councilmember Nowatka stated that he would not support the project because he saw no compelling reason to reverse the decision of the Planning Commission.

Councilmember Drevno stated that she also did not believe the project represents smart growth and therefore, could not support it.

**MOTION:** Councilmember Brewer moved to deny the appeal and deny the project without prejudice. The motion was seconded by Councilmember Drevno and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2007-88**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A THREE UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE

**MOTION:** Councilmember Sutherland moved for the adoption of Resolution No. 2007-88. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

**RESOLUTION NO. 2007-89**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING WITHOUT PREJUDICE A DIVISION OF LOT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE ALLOWING ONE LOT TO BE SUBDIVIDED FOR A THREE UNIT CONDOMINIUM PROJECT ON PROPERTY LOCATED IN THE R-3 ZONE AT 1217 ARLINGTON AVENUE

**MOTION:** Councilmember Sutherland moved for the adoption of Resolution No. 2007-89. The motion was seconded by Councilmember Barnett and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 8:46 p.m. to 8:48 p.m.

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**17. ORAL COMMUNICATIONS #2**

**17A.** Councilmember Sutherland commended the Torrance Police Department and Police Lieutenant Stark for their handling of the Levy School traffic issue.

**17B.** Councilmember Witkowsky noted that the recent Metropolitan Water District trip she took along with other councilmembers emphasized the importance of conserving water and asked, with the concurrence of Council, that staff tape the Madrona Marsh class on water conserving plants so that it can be shown on CitiCable.

**17C.** Councilmember Witkowsky invited everyone to attend the 9th annual Employee Variety Show on Saturday, September 15, to benefit the American Cancer Society.

**17D.** Councilmember Witkowsky wished everyone a Happy New Year as Rosh Hashanah begins.

**17E.** Councilmember Barnett invited everyone to attend the 15th annual Fall Boutique at the Torrance Cultural Arts Center on Saturday, September 15, from 9 a.m. to 4 p.m. and Sunday, September 16, from 10 a.m. to 4 p.m.

**17F.** Councilmember Brewer invited everyone to attend concert in the park featuring Latin music at Wilson Park on Sunday, September 16 from 2 to 4 p.m.

**17G.** Councilmember Brewer reported on his attendance at the League of California Cities conference in Sacramento with discussions including zoning and green buildings.

**17H.** Councilmember Nowatka announced that the Old Torrance Neighborhood Association would be holding a clean up day on Saturday, September 15.

**17I.** Councilmember Nowatka announced the City of Torrance and Salvation Army Health and Resource Fair on Saturday, September 15, at the Salvation Army Headquarters located at 4223 Emerald Street.

**17J.** Councilmember Nowatka noted that the South Bay Cities Council of Governments, along with South Bay Energy Saving Center and Southern California Edison, are giving away energy saving lamps on September 15 and September 16. The lamps will be distributed at the Walmart located at 190th and Normandie Avenue with up to 10 lamps per family.

**17K.** Mayor Scotto noted that the revised architectural guidelines for Old Torrance are available for \$5.00 at the Community Development Department, the Torrance Historical Society and Torrance libraries.

**17L.** Mayor Scotto announced September 11, 2007 as the 90th birthday of Torrance High School.

**17M.** Mayor Scotto noted that the Civic Center library started its Sunday library hours with people waiting in line for the library to open.

Acting Community Services Director Jones reported that the first Sunday opening was a success with many people appreciating the availability of the library on Sundays from 1:00 to 5:00 p.m.

**17N.** Mayor Scotto announced that an electronic voting system was being installed in the Council Chambers and City Council would be utilizing the system at the September 18 meeting.

**18. EXECUTIVE SESSSION**  
Considered earlier, see page 1.

**19. ADJOURNMENT**  
At 9:01 p.m. City Council and Redevelopment Agency adjourned to Tuesday, September 18, 2007, at 5:30 p.m. for an executive session, with regular business commencing at 7:00 p.m.

Attest: /s/ Frank Scotto  
Mayor of the City of Torrance

/s/ Sue Herbers  
Sue Herbers,  
City Clerk of the City of Torrance

Approved on October 16, 2007