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**TORRANCE CITY COUNCIL DECEMBER 8, 2015**

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At 10:12 p.m., the meeting was adjourned to Tuesday, December 15, 2015 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

December 8, 2015

**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, December 8, 2015 in the Council Chamber at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Ashcraft, Barnett, Goodrich, Griffiths, Rizzo, Weideman and Mayor Furey.

Absent: None.

Present: City Manager Jackson, Assistant City Manager Giordano, Assistant City Attorney Sullivan, City Clerk Poirier and other staff representatives.

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

**18. EXECUTIVE SESSION**

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 18A) Conference with Labor Negotiator, 18B) Conference with Legal Counsel – Anticipated Litigation, and 18C) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54957.6, 54956.9(d)(4) and 54956.8.

The City Council reconvened at 7:00 p.m. with all members present. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/ INVOCATION**

The flag salute was led by Councilmember Griffiths.

The non-sectarian invocation was given by Rabbi Gary Spero.

The Torrance Civic Chorale performed a medley of holiday songs.

Agenda Item 6A was considered out of order at this time.

**6A. ACCEPTANCE/APPROPRIATION OF DONATION FROM FRIENDS OF THE  
TORRANCE CIVIC CHORALE**

**Recommendation**

Recommendation of the Community Services Director that City Council accept and appropriate a donation from the Friends of the Torrance Civic Chorale in the amount of \$5,000 for expenses for orchestra musicians for the Torrance Civic Chorale December 2015 concerts.

**MOTION:** Councilmember Barnett moved to accept and appropriate the donation. The motion was seconded by Councilmember Weideman and passed by unanimous vote.

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

City Clerk Poirier reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, December 4, 2015.

**MOTION:** Councilmember Barnett 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 Griffiths and passed by unanimous vote.

**4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS**

No items were withdrawn or deferred; supplemental material was available for Items 8B, 8K and 12H:

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Furey announced that the meeting will be adjourned in memory of Steve Medved, Beverly Ann Weideman and Missak (Mike) Najjarian.

Police Chief Matsuda reported that there have been five coyote sightings since October 1, including the area around Hickory Park, the 2300 block of Maple Avenue, downtown Torrance, the area surrounding Madrona Marsh, and the 4700 block of Reese Road where a dog was attacked. He noted that sightings can be reported to Torrance Animal Control during business hours or to the Torrance Police Department after hours; offered tips on what to do if approached by an aggressive coyote; and encouraged residents to feed their cats and dogs indoors.

Fire Chief Racowski announced that the California Environmental Protection Agency will meet on Wednesday, December 16, from 3:30 – 4:30 p.m. in the Katy Geissert Civic Center Library to discuss enacting stricter refinery regulations and there will also be an evening session from 6:00 -7:30 p.m. on that same day.

Fire Chief Racowski announced that the United States Chemical Safety Board will meet on Wednesday, January 13, from 5:00 – 10:00 p.m. in the Council Chambers to discuss the Torrance ExxonMobil refinery investigation.

**6. COMMUNITY MATTERS**

**6B. RESOLUTION NO. 2015-80 RE CHESTER PITTS**

**RESOLUTION NO. 2015-80**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING **CHESTER PITTS** OF THE TORRANCE POLICE DEPARTMENT  
UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY-SIX YEARS OF SERVICE

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-80. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

Mayor Furey presented the resolution to Chester Pitts, and Police Chief Matsuda commended Officer Pitts for his dedicated service to the community.

**6C. RESOLUTION NO. 2015-81 RE MONTY LATHAM**

**RESOLUTION NO. 2015-81**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING **MONTY LATHAM** OF THE GENERAL SERVICES DEPARTMENT UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY-SIX YEARS OF SERVICE

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-81. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

Mayor Furey presented the resolution to Monty Latham, and General Services Director Ballew commended Mr. Latham for his dedicated service.

**6D. RESOLUTION NO. 2015-82 RE THOMAS W. COOK**

**RESOLUTION NO. 2015-82**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING **THOMAS W. COOK** OF THE PUBLIC WORKS DEPARTMENT UPON HIS RETIREMENT FROM THE CITY AFTER THIRTY-TWO YEARS OF SERVICE

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-82. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

*To be presented at a later date.*

**6E. RESOLUTION NO. 2015-83 RE JAMES CAPRIO**

**RESOLUTION NO. 2015-83**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING **JAMES CAPRIO** OF THE COMMUNICATION AND INFORMATION TECHNOLOGY DEPARTMENT UPON HIS RETIREMENT FROM THE CITY AFTER TWENTY-FOUR YEARS OF SERVICE

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-83. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

*To be presented at a later date.*

**7. ORAL COMMUNICATIONS #1**

Elaine Wilson, Clifford Heise, Janet Payne, and David Wells spoke.

**8. CONSENT CALENDAR**

**8A. APPROVAL OF MINUTES**

**Recommendation**

Recommendation of the City Clerk that City Council approve the City Council minutes of October 27, 2015 and November 10, 2015.

**8B. RENEWAL OF VMWARE SOFTWARE LICENSES**

**Recommendation**

Recommendation of the Communications and Information Technology Director that City Council authorize renewal of VMWare software licenses with PCM-G of Chantilly, VA in an amount not to exceed \$55,976.99 from December 28, 2014 to November 30, 2018.

**8C. AGREEMENT AMENDMENT RE LEGAL SERVICES**

**Recommendation**

Recommendation of the City Attorney that City Council approve a second amendment to the fee agreement with Rutan & Tucker, LLP of Costa Mesa, CA (C2013-194) to provide legal services to the City regarding the Hawthorne/PCH Project for an additional \$6,000, for a new not to exceed contract amount of \$106,000.

**8D. FEE AGREEMENT RE LEGAL SERVICES**

**Recommendation**

Recommendation of the City Attorney that City Council approve a fee agreement with Liebert Cassidy Whitmore of Los Angeles, CA to provide legal services pertaining to personnel matter #A15-000779, in an amount not to exceed \$40,000.

**8E. OCTOBER 2015 INVESTMENT REPORT**

**Recommendation**

Recommendation of the City Treasurer that City Council accept and file the attached monthly investment report for the month of October 2015.

**8F. ACCEPTANCE OF DONATION OF LAPIDARY EQUIPMENT**

**Recommendation**

Recommendation of the Parks and Recreation Commission, Commission on Aging, and the Community Services Director that City Council accept donation of lapidary equipment from the Palos Verdes Gem and Mineral Society of Palos Verdes, CA valued at approximately \$9,890.

**8G. TORRANCE YOUTH COUNCIL 2014-2015 ANNUAL REPORT**

**Recommendation**

Recommendation of the Torrance Youth Council and the Community Services Director that City Council accept and file the Torrance Youth Council 2014-2015 Annual Report.

**8H. SOFTWARE AND MAINTENANCE SUPPORT FOR CITY-WIDE FINANCIAL SYSTEM**

**Recommendation**

Recommendation of the Communications and Information Technology Director and Finance Director that City Council approve the purchase of annual software maintenance and support for the City-wide financial system from New World Systems of Troy, MI, in the amount of \$62,069.00 for the period beginning January 1, 2016 through December 31, 2016.

**8I. FEE AGREEMENT RE LEGAL SERVICES**

**Recommendation**

Recommendation of the City Attorney that City Council:

- 1) Appropriate \$366,000 from the Self-Insurance Reserve Fund; and
- 2) Approve a fee agreement with Woodruff, Spradlin & Smart of Costa Mesa, CA in the case of Justin Clift, et al. v. Herbert R. Hirschmann, et al., in an amount not to exceed \$416,000.

**8J. REVISED GRANT CONTRACT FOR ELECTRIC VEHICLE PUBLIC ACCESS INFRASTRUCTURE EXPANSION PROJECT**

Considered separately, see page 6.

**8K. CONTRACT AMENDMENT RE SWIPE CARD SYSTEM FOR COMMUNITY TRANSIT PROGRAM**

**Recommendation**

Recommendation of the Transit Director that City Council authorize an amendment to the contract with Cabconnect, Incorporated of Chicago, IL (C2014-150) for the ongoing operation of the Swipe Card System for the Torrance Community Transit Program, in the amount of \$41,000 for a new not-to-exceed contract total of \$97,310 and extending the contract to December 31, 2016.

**8L. INSTALLATION OF DECORATIVE LIGHTING ON SARTORI AVENUE**

**Recommendation**

Recommendation of the City Manager that City Council authorize expenditure of an amount not to exceed \$59,559.82 inclusive of a 5% contingency to install decorative overhead LED lighting on Sartori Avenue from approximately Torrance Boulevard to Sartori/Marcelina.

**8M. LICENSE AGREEMENT WITH TORRANCE ANTIQUE STREET FAIRE**

**Recommendation**

Recommendation of the City Manager that City Council authorize a license agreement by and between the City of Torrance and Torrance Antique Street Faire in an amount of \$500 per month, for use of El Prado Avenue, Sartori Avenue and Marcelina Avenue every 4th Sunday of the month for a one-year period beginning January 1, 2016 and ending December 31, 2016.

**MOTION:** Councilmember Weideman moved to approve Consent Calendar Items 8A through 8I, 8K, 8L, and 8M. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

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

**8J. REVISED GRANT CONTRACT FOR ELECTRIC VEHICLE PUBLIC ACCESS INFRASTRUCTURE EXPANSION PROJECT**

**Recommendation**

Recommendation of the Community Development Director that City Council approve the required amendments and execute the revised grant contract with the California Energy Commission (CEC) for FEAP #847 - Electric Vehicle Public Access Infrastructure Expansion Project (C2014-107).

Planning Assistant Lang noted that the amendments to the contract are procedural and do not affect the scope of the project or the budget.

Charles Deemer, Torrance, asked about the timeline for the project, and Planning Assistant Lang reported that the installation will be completed by February 2016.

**MOTION:** Councilmember Weideman moved to approve Consent Calendar Item 8J. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

**12. ADMINISTRATION MATTERS**

**12A. CONSIDERATION OF MEMBERSHIP IN INDEPENDENT CITIES ASSOCIATION**

**Recommendation**

Recommendation of the City Manager that City Council consider whether to continue membership in the Independent Cities Association.

Management Associate Jones provided background information about the Independent Cities Association (ICA), a non-profit public benefit corporation comprised of 48 independent cities in the Southern California region, noting that Torrance has been a member since its inception in the early 1960s. She reported that ICA was initially formed to ensure equity of contracts and provide insurance services but it now focuses on government advocacy, education and intergovernmental relationships. She advised that staff was seeking direction on whether to continue ICA membership at a cost of \$5250 per year because services provided are duplicative of the City's membership in other organizations.

Mayor Furey stated that he favored discontinuing the City's membership because the information provided by ICA is available from other sources; that he has seen no benefit from belonging to this organization in the seven years he has been on the City Council; and that Torrance's ability to assume a leadership role is hampered because the leadership is mainly comprised of representatives from cities that do not have term limits.

Councilmember Weideman stated that he thought the City's membership in this organization was redundant, therefore he would vote to discontinue it.

Councilmember Ashcraft asked if ICA provides any services that are unique, and Management Associate Jones reported that it offers educational services for newly elected officials regarding their role in government and it provides a different perspective on legislation.

City Manager Jackson advised that the original reason the organization was formed, which was conflict between contract and independent cities, no longer exists so ICA has developed new areas of focus, including LARICS (Los Angeles Regional Interoperable Communications System).

Councilmember Griffiths voiced his opinion that this was a relatively small price to pay to have additional tools available to assist staff and the Council in making sound decisions.

**MOTION:** Councilmember Weideman moved not to renew the City's annual membership in the Independent Cities Association. The motion was seconded by Councilmember Barnett and passed by a 5-2 vote, with Councilmembers Ashcraft and Griffiths voting no.

**12B. PROPOSED RUBBER TROLLEY CIRCULATOR AND LINE 4 EXPRESS SERVICE IMPROVEMENTS**

**Recommendation**

Recommendation of the City Council Transportation Committee that City Council authorize public hearings regarding Line 4 Express Service Improvements and support the Rubber Wheel Trolley Circulator project and grant funding.

Councilmember Rizzo, chair of the City Council Transportation Committee, reported that the committee met on November 17, 2015 to review proposed changes to Line 4 Express Service, receive an update on the construction of Torrance Transit Park and Ride Regional Terminal, and discuss efforts to acquire and operate an all-electric trolley circulator.

Transit Director Turner advised that funding has been received from Metro to enhance Line 4 Express Service, with the changes to be implemented in April 2016, and that an application has been submitted for the federal Low or No Emission Vehicle Deployment Program to obtain grant funding for the Rubber Wheel Trolley Circulator project.

Mayor Furey noted that the Rubber Wheel Trolley Circulator project was one of the projects discussed with elected officials and Department of Transportation staff during the recent advocacy trip to Washington, D.C.

Janet Payne, Torrance, asked if the community would have input on the look of the trolley.

Transit Director Turner reported that the trolley is meant to replicate the "red car" that formerly operated in the area and staff will be working with local historians to ensure that it is historically accurate. She confirmed that public hearings will be held for both Line 4 Express Service changes and the Rubber Wheel Trolley Circulator.

Charles Deemer, Torrance, requested clarification regarding funding for Line 4 service changes and the Rubber Wheel Trolley Circulator Project, which was provided by staff.

**MOTION:** Councilmember Rizzo moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**12C. PROPOSED ELEMENTS FOR 2016 MUNICIPAL ELECTIONS**

**Recommendation**

Recommendation of the City Clerk that City Council accept and file the City Clerk's proposed elements of the voter outreach program for the 2016 municipal election.

City Clerk Poirier provided an overview of the proposed voter outreach program for the 2016 municipal election designed to encourage the public to vote and to help voters become more

educated about candidates and local politics, noting that outreach efforts will include updating the TorranceVotes website and the use of the City's social media.

In response to Councilmember Weideman's inquiry, City Clerk Poirier provided clarification regarding information to be posted on the City's website concerning candidates' ethics forms/ethics training.

**MOTION:** Councilmember Barnett moved to accept and file. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**12D. STATEMENT OF INVESTMENT POLICY FOR 2016**

**Recommendation**

Recommendation of the City Treasurer that City Council adopt a Resolution establishing the Statement of Investment Policy for 2016.

City Treasurer Cortez noted that the Statement of Investment Policy for 2016 includes no significant changes. She reported that the City chose not to adopt provisions of AB1933, which allowed certain security investments, because it was not in keeping with the City's conservative fiscal policies.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**RESOLUTION NO. 2015-89**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ESTABLISHING THE 2016 STATEMENT OF INVESTMENT POLICY IN  
ACCORDANCE WITH CERTAIN GUIDELINES

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-89. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

**12E. RESOLUTION SUPPORTING AMERICA FAST FORWARD TRANSPORTATION BONDS**

**Recommendation**

Recommendation of the Public Works Director that City Council adopt a Resolution supporting the federal America Fast Forward Transportation Bonds.

Public Works Director Beste reported that America Fast Forward Transportation Bonds would provide another option for financing transportation projects.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**RESOLUTION NO. 2015-90**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
SUPPORTING AMERICA FAST FORWARD TRANSPORTATION BONDS

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-90. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

**12F. AGREEMENT RE TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL PROJECT PHASE 1 – ROUGH GRADING**

**Recommendation**

Recommendation of the Public Works Director and Transit Director that City Council:

- 1) Approve the plans and specifications for Torrance Transit Park and Ride Regional Terminal, FEAP #764: Phase I-Rough Grading (B2015-35); and
- 2) Award a two-year Public Works Agreement with Southern California Grading, Inc. of Irvine, CA, for an amount not-to-exceed \$2,093,850 and authorize a 5% contingency in the amount of \$104,692 to construct Phase 1-Rough Grading of the Torrance Transit Park and Ride Regional Terminal, FEAP #764.

Project Engineer Gruezo reported that the terminal site is ready for grading and construction on the project could begin as early as February 2016 unless delayed by predicted winter rains.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**12G. AGREEMENT RE SIDEWALK REPAIRS FOR HANDICAP ACCESSIBILITY**

**Recommendation**

Recommendation of the Public Works Director that City Council:

- 1) Appropriate Transportation Development Act (TDA) Article 3 Funds in the amount of \$191,012 to the Sidewalk Repair for Handicap Accessibility, I-135 thereby increasing the I-135 project budget to \$3,340,095;
- 2) Determine that the approval of Sidewalk Repair for Handicap Accessibility, I-135 (CDBG #601647-14) is categorically exempt from environmental review pursuant to Section 15332 of the Guidelines implementing California Environmental Quality Act (CEQA);
- 3) Approve the specifications for the Sidewalk Repair for Handicap Accessibility, I-135 (CDBG #601647-14); and
- 4) Award a two-year public works agreement to Bitech Construction Co., Inc. of Buena Park, CA (B2015-26) in the amount of \$907,843 and authorize a 5% contingency in the amount of \$45,392 for the Sidewalk Repair for Handicap Accessibility, I-135 (CDBG #601647-14).

Project Engineer Buenavista provided an overview of the Sidewalk Repair for Handicap Accessibility Project, noting work is expected to begin in February 2016 and be completed by June 2016.

Councilmember Griffiths urged that every precaution be taken to protect trees during the repair process and to save those trees that can continue to live without disrupting the repaired sidewalks and streets.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

**12H. CONTRACT FOR PURCHASE OF COMPRESSED NATURAL GAS BUSES**

**Recommendation**

Recommendation of the Transit Director that City Council:

- 1) Authorize \$1,139,925.36 in City self-assessed sales tax payment to the State of California;
- 2) Authorize the Transit Department to utilize up to \$200,000 in grant funding for bus construction inspection, purchase of bus decals and other project related costs; and
- 3) Award a contract to New Flyer of America, of St. Cloud, MN to purchase twenty-four (24) Compressed Natural Gas Buses at a cost not to exceed \$12,665,836.32.

James Lee, Transit Department, reported that this purchase will allow for the phasing out of the last diesel buses so the entire fleet will be alternative fuel vehicles and funding is coming entirely from federal, state and local grants.

Councilmember Griffiths requested clarification regarding the per vehicle price.

Mr. Lee explained that an initial price of \$550,000 per bus was proposed and staff was able to negotiate this down to \$527,743 per bus.

Councilmember Griffiths commended staff for their cost-saving efforts.

Councilmember Ashcraft recalled that both Torrance Transit and Torrance Unified School District had to go to Long Beach to fuel CNG buses in the past.

City Manager Jackson advised that an earlier low-flow fueling station was not useful for fueling buses, but now there is a high-flow fueling station in the City yard, which is also available to TUSD.

In response to Councilmember Rizzo's inquiry, Mr. Lee reported that the build time for buses is 5-6 weeks and they will be brought to the City yard for the installation of fare boxes, radios and other ancillary equipment, some of which will be recycled from the diesel buses.

Charles Deemer, Torrance, requested clarification regarding the disposition of the diesel buses, which was provided by staff.

**MOTION:** Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

\*

The City Council recessed from 8:48 p.m. to 8:56 p.m.

**13. HEARINGS**

**13A. DIV14-00009: 2126 W. 238<sup>TH</sup> STREET – EHZ DEVELOPMENT INC.**

**Recommendation**

Recommendation of the Planning Commission that City Council deny the appeal to subdivide lot at 2126 W. 238th Street and adopt a Resolution denying DIV14-00009. Recommendation of the Community Development Director that City Council grant the appeal approving subdivision of lot at 2126 W. 238th Street and adopt a Resolution approving DIV14-00009.

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

With the aid of slides, Planning Manager Lodan briefly reviewed the proposal to divide one 26,082 square-foot parcel into four flag lots to allow for the construction of four single-family residences. He shared renderings of the project and photographs taken from various vantage points in the neighborhood. He reported that the Planning Commission considered the proposal on October 1, 2014 and voted unanimously to deny it.

Councilmember Griffiths disclosed that he visited the site and questioned how the slope of the lot would affect the sewer connection.

Planning Manager Lodan explained that it is not known how the lot will be graded at this time, however if the houses are below the grade of the street, a sump pump will be needed to pump sewage into the sewer system.

Councilmember Griffiths asked if there would be a temporary holding area for sewage in the event of a power failure.

Community Development Director Gibson reported that a sump pump typically has a battery back-up and a back-flow prevention device to prevent sewage from flowing into the residence, but there is no holding area for sewage. He noted that sump pumps are not uncommon in certain areas of Torrance.

Mayor Furey disclosed that he met with proponents several months ago when they presented the project to him and other members of the Council.

Councilmember Barnett, Councilmember Ashcraft, Councilmember Weideman, Councilmember Rizzo, and Councilmember Goodrich disclosed that they had met with proponents and reviewed the project.

Stan Szeto, representing the applicant, related his belief that the proposed project would be an improvement for this site because it would replace the two existing houses built in the 1940s, one of which has a non-conforming front setback, with high quality homes that comply with all development standards. He noted that Planning Commissioners had expressed concerns about density, but the project equates to seven units per acre, while the Code allows up to nine.

In response to Councilmember Weideman's inquiry, Mr. Szeto reported that the four lots will range in size from 6,200 – 6,800 square feet.

Matt Puccio, 238<sup>th</sup> Street, expressed concerns that the new homes would block sunlight from his property, intrude on his privacy, and affect his quality of life. He called for the project to be downscaled to two residences.

Mayor Furey asked about the project's FAR (floor area ratio), and Planning Manager Lodan advised that the FAR has not been determined because formal plans have not been submitted but the residences will be limited to an FAR of 0.60 per R-1 building standards.

Rod Norris, 238<sup>th</sup> Street, noted that the rendering shows a common center driveway and expressed concerns that this might pose a safety hazard for children attending the school

across the street. He stated that a similar project was built next to him and he now has three homes towering over his property and he does not want to see this happen to his neighbors.

Michael Horncheck, 238<sup>th</sup> Street, reported that the street is heavily congested during school drop-off and pick-up times and parking is also a problem due to the apartments at the end of the block. He expressed concerns about the project's impact on immediate neighbors.

Mayor Furey doubted that the project would impact street parking because four parking spaces are provided for each of the four houses, noting that one of the existing houses has no room to park in front of the garage.

Rod Houston, Lomita, contended that the project was overbuilt for the area and should be limited to two residences.

James Harrer, 238<sup>th</sup> Street, related his understanding that a sump pump will be necessary unless the grade at the rear of the property is raised at least 5 feet. He reported that he had spoken with the principal of the school across the street and she wants the street to be kept clear of construction vehicles during school drop-off and pick-up hours due to the potential danger to students. He contended that this lot was not large enough for four 3,000 square-foot homes.

Sharon Houston, Lomita, echoed concerns about the project's impact on immediate neighbors and related her belief that it was not the right project for this property.

Mr. Szeto reported that he spoke with the principal of the school across the street and agreed to keep construction vehicles off the street during school drop-off and pick-up hours.

The owner of the subject property (name inaudible/no speaker card) explained that he did not intend to raise the rear of the lot to street level so the new homes will not tower over neighboring properties. He noted that the school principal provided him with the school's calendar for the next two years for purposes of scheduling construction activities.

Councilmember Rizzo expressed reservations about approving the Division of Lot with no information about the project itself beyond the renderings provided by the applicant.

Planning Manager Lodan explained that the only matter before the Council was the Division of Lot, which involves the number of lots and their configuration, since that is the only part of the project that requires the Council's approval and plans for the residences can be approved administratively and will be subject to R-1 standards.

Mayor Furey indicated that while he did not believe the project would impact traffic, parking or the school, he was uncomfortable approving the Division of Lot without knowing how the site will be graded and how the project will look. He asked if the Council could require that the applicant provide detailed plans.

Assistant City Attorney Sullivan advised that the applicant could not be required to provide detailed plans for the project because the only matter under consideration is the Division of Lot.

**MOTION:** Councilmember Weideman moved to close the public hearing. The motion was seconded by Councilmember Rizzo and passed by unanimous vote.

Councilmember Weideman stated that he would vote to deny the Division of Lot because he believes the creation of four flag lots would be materially detrimental to the immediate vicinity as this property is not large enough to support four residential lots.

Councilmember Rizzo indicated that he also thought creating four lots was too dense for this area and was inclined to vote for denial.

Councilmember Ashcraft stated that she shared her colleagues' concerns and asked if the applicant would have an opportunity to resubmit the application with more detailed information about the project if the Division of Lot is denied.

Community Development Director Gibson clarified that even if the applicant submitted detailed plans for the housing project, he would not be obligated to build it to match the plans since the Council would only be approving the Division of Lot.

Councilmember Griffiths indicated that he was also inclined to deny the Division of Lot because it appears that the two houses in the back are going to have to be at a much higher elevation for the sewer system to work due to the slope of the lot.

**MOTION:** Councilmember Weideman moved to deny the appeal and deny the Division of Lot without prejudice. The motion was seconded by Councilmember Rizzo and passed by unanimous vote.

#### **RESOLUTION NO. 2015-91**

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 TO ALLOW A FLAG LOT SUBDIVISION TO CREATE FOUR R-1 PARCELS ON PROPERTY LOCATED IN THE R-1 ZONE AT 2126 238<sup>TH</sup> STREET

**MOTION:** Councilmember Rizzo moved to adopt Resolution No. 2015-91. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

#### **16. SECOND READING ORDINANCES**

#### **16A. SECOND AND FINAL READING OF ORDINANCE NO. 3791**

#### **ORDINANCE NO. 3791**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ESTABLISHING RULES AND REGULATIONS FOR OPERATION OF THE TORRANCE CERTIFIED FARMERS' MARKET

Lola Kay expressed concerns that the new regulations hamper efforts to educate the public about animal rights.

Nazila Mahgerefteh, Torrance, contended that she should be allowed to spread the word about the harmful effects of an animal-based diet at the farmers' market.

Linda (last name not given/no speaker card) voiced objections to the ordinance, relating her belief that it violates people's inalienable right to free speech.

Patricia Button, Lomita, urged that she and other vegans be allowed to promote a healthy lifestyle at the farmers' market.

**MOTION:** Councilmember Rizzo moved to adopt Ordinance No. 3791. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

**17. ORAL COMMUNICATIONS**

**17A.** With the concurrence of Council, Mayor Furey approved excused absences for Councilmember Weideman and Councilmember Goodrich for the Sexual Harassment Workshop held on November 24, 2015.

**17B.** Councilmember Rizzo reported that he enjoyed attending *Sister's Christmas Catechism: The Mystery of the Magi's Gold* at the Armstrong Theatre and the menorah lighting at Del Amo mall last weekend.

**17C.** Councilmember Rizzo announced that the Community Services Department will be hosting "Breakfast and a Visit with Santa" on Saturday, December 19, from 9:00 a.m. to noon at the Cultural Arts Center Toyota meeting hall, with additional information available at 310-618-2930 or [www.recreationtorranceca.gov](http://www.recreationtorranceca.gov).

**17D.** Councilmember Ashcraft announced that "Winter Fun Camp" will take place December 28 through December 30 from 8:30 a.m. to 4:30 p.m. at Greenwood Park, with additional information available at 310-618-2930 or [www.recreationtorranceca.gov](http://www.recreationtorranceca.gov).

**17E.** Councilmember Barnett reported that Riviera Elementary School parents have expressed concerns that new street sweeping signs are interfering with drop-off and pick-up at the school, and City Manager Jackson offered to have staff look into this matter.

**17F.** Councilmember Barnett announced that the Torrance Sister City Association was accepting applications for its 2016 student exchange program and the deadline to apply is Thursday, December 17, with additional information available at [www.torrancesistercity.org](http://www.torrancesistercity.org).

**17G.** Councilmember Barnett thanked all who participated in the annual Turkey Trot Fun Run on Thanksgiving morning.

**17H.** Councilmember Goodrich commented on his participation in the Turkey Trot Fun Run.

**17I.** Councilmember Griffiths, with the concurrence of Council, directed staff to look into the possibility of not enforcing street sweeping parking restrictions from December 20 through January 3 as means of spreading holiday cheer.

**17J.** Councilmember Griffiths thanked Police Chief Matsuda for providing the information about coyotes since this is a topic of interest in his south Torrance neighborhood and encouraged everyone to sign up for TorranceAlerts.

**17K.** Milton Herring, Torrance, commented on the recent shootings in San Bernardino and encouraged people to avoid divisive rhetoric and look for ways to bring people together during this holiday season.

**18. EXECUTIVE SESSION**

Considered earlier, see page 1.

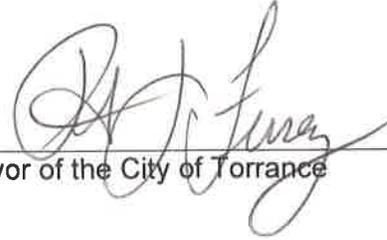
**19. ADJOURNMENT**

At 10:12 p.m., the meeting was adjourned to Tuesday, December 15, 2015 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

Attest:



Rebecca Poirier  
City Clerk of the City of Torrance



Mayor of the City of Torrance

Approved on January 5, 2016