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

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**TORRANCE CITY COUNCIL AGENDA
JULY 28, 2015
REGULAR MEETING
5:30 P.M. - EXECUTIVE SESSION
7:00 P.M. - REGULAR BUSINESS BEGINS
IN COUNCIL CHAMBER AT 3031 TORRANCE BL.**

OPENING CEREMONIES

1. CALL MEETING TO ORDER

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

2. FLAG SALUTE: Councilmember Barnett

NON SECTARIAN INVOCATION: Councilmember Goodrich

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

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. on Thursday, July 23, 2015 /s/ Rebecca Poirier

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

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 ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS:

ARMED FORCES DAY COUNCIL COMMITTEE TUESDAY, JULY 28, 2015 AT 3:30 P.M. CITY HALL - CITY MANAGERS ASSEMBLY ROOM DISCUSS –PROGRAM OVERVIEW	COMMUNITY PLANNING & DESIGN STANDING COMMITTEE THURSDAY, JULY 30, 2015 AT 7:00 P.M. CITY HALL – COUNCIL CHAMBERS DISCUSS – HISTORIC PRESERVATION
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6. COMMUNITY MATTERS

6A. Recognition of two-time national yo-yo champion Alex Hattori.

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

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

8. CONSENT CALENDAR

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

8A. Public Works – Award agreement for Farmers’ Market Bollard Installation. Expenditure: \$199,221.

Recommendation of the Public Works Director that City Council:

- 1) Determine that the approval of the Farmers’ Market Bollard Installation, FEAP #910 (B2015-16) is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the Guidelines implementing California Environmental Quality Act (CEQA);
- 2) Approve the plans and specifications for the Farmers’ Market Bollard Installation, FEAP #910 (B2015-16); and
- 3) Award a public works agreement to A.J. Fistes Corporation of Long Beach, CA, for an amount not to exceed \$194,221 to construct the Farmers’ Market Bollard Installation, FEAP #910 and authorize a contingency in the amount of \$5,000.

8B. Public Works – Authorize purchase order for blue automated curbside recycling containers using reserve beverage container grant funds. Expenditure: \$112,891.03.

Recommendation of the Public Works Director that City Council authorize a purchase order with Toter Incorporated of Statesville, NC in the amount of \$112,891.03 for the sole source purchase of 2,170 Toter automated blue 96-gallon curbside recycling containers.

8C. Public Works – Appropriate funds and award agreement for the development of a comprehensive potable water, recycled water and wastewater rate study and capital project funding study. Expenditure: \$96,895.

Recommendation of the Public Works Director that City Council:

- 1) Authorize an appropriation of \$74,256 from the Water Enterprise Fund balance;
- 2) Authorize an appropriation of \$22,639 from the Wastewater Enterprise Fund balance; and
- 3) Award a consulting services agreement in the amount of \$96,895 with Raftelis Financial Consultants, Inc. (RFC) of Pasadena, CA to provide a comprehensive potable water, recycled water and wastewater rate and capital funding studies.

11. PUBLIC SAFETY

11A. Fire – Approve agreement amendment and option to extend the agreement for provision of emergency ambulance transportation and patient billing services.

Recommendation of the Fire Chief that City Council approve a first amendment to the contract services agreement with Westmed Ambulance Inc., d.b.a. McCormick Ambulance of Torrance, CA (C2014-137) for emergency ambulance transportation and patient billing services and exercise the City of Torrance’s option to extend the agreement with the same terms and conditions for an additional one-year term through December 2, 2016.

12. ADMINISTRATIVE MATTERS

12A. City Manager – Approve Tuesday October 6, 2015 as a City Council dark night.

Recommendation of the City Manager that City Council approve Tuesday, October 6, 2015 as a City Council dark night to attend the Nordstrom Del Amo Fashion Center Opening Gala.

12. ADMINISTRATIVE MATTERS – CONTINUED

12B. City Manager – Approve first amended and restated lease for City-owned property located at 2755 Pacific Coast Highway.

Recommendations of the City Manager that City Council approve the following amendments for Torrance Towne Center Associates LLC:

- 1) Adjust the Rent to reflect a Fair Market Adjustment effective January 1, 2015 with the following terms:
 - Base rent (MBR) set at \$850,000 annually;
 - Percentage rent set at 13% of gross rents over MBR, with an increase to 15% in 2018, and to 17% in 2024;
 - Fair Market Adjustment on January 1, 2038; and
 - Annual CPI with 2% floor and 5% cap;
- 2) Certain lease clean-up language; and
- 3) Consent to sub-leases with two non-retail businesses.

13. HEARINGS

13A. Community Development – Adopt a Mitigated Negative Declaration and an ORDINANCE amending the Torrance Municipal Code approving a Zone Change from A-1 (Light Agricultural) to P-U (Public Use) and associated North Torrance Well field project for property located at Assessor Parcel Number 4087-037-902. Expenditure: None.

Recommendation of the Planning Commission and Community Development Director that City Council:

- 1) Adopt a Mitigated Negative Declaration in conjunction with developing one additional ground water well (Well #11) within undeveloped Right-of-Way between Yukon Elementary School and the west side of Yukon Avenue (APN 4087-037-901); a site access road and utility easement along the southern property line of Yukon Elementary School site at 17815 Yukon Avenue (APN 4087-037-900); and one additional ground water well (Well #10), a 3-million gallon water storage reservoir, water treatment facilities, and booster pump station on a presently vacant site (APN 4087-037-902) bounded by the I-405 Freeway to the west and south, Yukon Elementary School to the east and Southern California Edison Right-of-Way to the north. Additionally, a total of approximately 9,000 feet of associated pipelines will be installed from the well sites to Yukon Avenue and in Yukon Avenue between existing Well #9 at McMaster Park (APN 4087-033-900) to 182nd Street and the demolition of existing, deficient water pumping/storage facilities located at McMaster Park at 3624 Artesia Boulevard;
- 2) Adopt an ORDINANCE approving a Zone Change from A-1 (Light Agricultural) to P-U (Public Use); and
- 3) Approve an ordinance summary for publication.

ZON12-00002: City of Torrance - Public Works Department

16. 2ND READING ORDINANCES

16A. Second and Final Reading of ORDINANCE NO. 3784 amending the Torrance Municipal Code relating to body art establishments.

17. ORAL COMMUNICATIONS #2 Staff & Public Comments

Council order - Goodrich Griffiths Rizzo Weideman Ashcraft Barnett

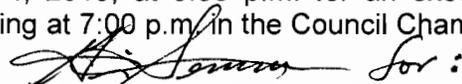
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18. EXECUTIVE SESSION – City Council Closed Session**18A. REAL PROPERTY - CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
(California Government Code § 54956.8):

- 1) Property: 1256 Sartori Avenue, APN 7355-027-143
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and B and L Sartori Properties, LLC
Under Negotiation: Terms and conditions of license agreement
- 2) Property: 1261 Sartori Avenue, APN 7355-026-002
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Diane Lauridesen Trust
Under Negotiation: Terms and conditions of license agreement
- 3) Property: 1266 Sartori Avenue, APN 7355-027-143
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and B and L Sartori Properties, LLC
Under Negotiation: Terms and conditions of license agreement
- 4) Property: 1269 Sartori Avenue, APN 7355-026-004
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Dan and Stacy McCaw Trust
Under Negotiation: Terms and conditions of license agreement
- 5) Property: 1301 Sartori Avenue, APN 7355-027-141
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Plaza Del Prado, Inc.
Under Negotiation: Terms and conditions of license agreement
- 6) Property: 1308 Sartori Avenue, APN 7355-027-022
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and NHCA, Inc.
Under Negotiation: Terms and conditions of license agreement
- 7) Property: 1311 Sartori Avenue, APN 7355-025-004
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Asset Management Systems
Under Negotiation: Terms and conditions of license agreement
- 8) Property: 1319 Sartori Avenue, APN 7355-027-015
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Luciano and Ramona Munoz, et al.
Under Negotiation: Terms and conditions of license agreement
- 9) Property: 1332 Sartori Avenue, APN 7355-026-004
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Dan and Stacy McCaw Trust
Under Negotiation: Terms and conditions of license agreement
- 10) Property: Area bounded by a portion of El Prado East to its terminus, Sartori Avenue from Post Avenue to Marcelina, and Marcelina from Sartori to Cravens
Agency Negotiator: LeRoy J. Jackson
Negotiating Parties: City of Torrance and Torrance Antique Street Faire
Under Negotiation: Terms and conditions of license agreement

19. ADJOURNMENT

19A. Adjourn City Council to Tuesday, August 4, 2015, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

 for:

Rebecca Poirier, City Clerk