

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in a regular meeting at 5:31 p.m. on Tuesday, February 27, 2001, in Council Chambers.

**ROLL CALL**

Present: Councilmembers Cribbs, Messerlian, Scotto, Walker, Witkowsky and Mayor Hardison.

Absent: Councilmember Nowatka.

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

The Council immediately recessed to closed session to consider matters listed under 16 Executive Session.

**16. EXECUTIVE SESSION**

The Council recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under items 16.a) Conference with Legal Counsel – Existing Litigation; 16.b) Public Employee Performance Evaluation – City Manager; and 16c) Real Property – Conference with Real Property Negotiator pursuant to California Government Code Sections 54957.6, 54957 and 54956.8.

The Council returned to Council Chambers at 7:10 p.m., and the meeting reconvened in regular agenda order.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Irene Griffith, Chair of the Commission on Aging.

The invocation was given by Lura Wallace, First Church of Christ Scientist.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Messerlian and a voice vote reflected unanimous approval, absent Councilmember Nowatka.

**MOTION:** Councilmember Cribbs 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 Messerlian and a voice vote reflected unanimous approval, absent Councilmember Nowatka.

**4. WITHDRAWN OR DEFERRED ITEMS**

City Manager Jackson reported that there was supplemental material available on items 7c and 11b and asked that item 7j be considered separately as it contained a resolution and required separate action.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Hardison asked that the meeting be adjourned in memory of longtime resident Rosemary DeCamp Shidler, widow of Judge John Shidler, who was an actress, artist and writer and had established a scholarship for Torrance High School students.

Mayor Hardison also asked that the meeting be adjourned in memory of retired Police Officer Richard Schwanbeck who worked in various areas of the Police Department from 1960 - 1987.

**6. COMMUNITY MATTERS**

**6a. INTRODUCTION OF TWO POLICE DEPARTMENT K9 TEAMS**

Lieutenant Wilkins introduced Officers Brian Poor and Jason McDonald and their dogs Chino and Hero. Officer Poor reported that the dogs performed normal patrol duties and were trained to search for armed and dangerous suspects. Officer McDonald introduced Hero who is trained in evidence search, search for suspects and handler protection and will be trained in the future to search for narcotics.

**7. CONSENT CALENDAR**

Item 7j was pulled for separate consideration.

**7a. MINUTES OF JANUARY 9 AND 16, 2001**

**7b. CONSULTING SERVICES AGREEMENT RE CASE, STANFORD AND ASSOCIATES, INC.**

**Recommendation**

Recommendation of the Engineering Director that City Council:

- 1) Approve a Consulting Services Agreement with Case, Stanford and Associates, Inc. in the amount of \$60,000 for construction survey services for Public Works projects; and
- 2) Authorize the Mayor to execute and City Clerk to attest to said Agreement.

**7c. PAYMENT AUTHORIZATION FOR SOUTHERN CALIFORNIA EDISON RE STREETLIGHT RELOCATION**

**Recommendation**

Recommendation of the Engineering Director that City Council authorize payment to Southern California Edison in the amount of \$28,614 for the relocation of streetlights on Madison Street between Pacific Coast Highway and 244<sup>th</sup> Street.

**7d. AMENDMENT TO CONTRACT WITH EMAE INTERNATIONAL**

**Recommendation**

Recommendation of the General Services Director that City Council approve an amendment to extend the contract term for EMAE International, Inc. (C99-212) at no additional cost, for the construction of the Madrona Marsh Nature Center from December 31, 2000 to March 31, 2001.

**7e. RELEASE OF THREE SUBDIVISION BONDS FOR TRACT MAP NO. 52519**

**Recommendation**

Recommendation of the Engineering Director that City Council approve the release of three subdivision bonds for Tract Map No. 52519 (50 condominium units and one (1) R-1 Lot), located at 23030 Maple Avenue.

**7f. APPROVAL OF FINAL TRACT MAP NO. 52436**

**Recommendation**

Recommendation of the Engineering Director that City Council approve Final Tract Map No. 52436 for 7 condominium units, located at 3919 242<sup>nd</sup> Street, which substantially conforms to and has met all conditions of approval of the Tentative Map.

**7g. AGREEMENT RE ALL TECH COMPUTER RECYCLERS**

**Recommendation**

Recommendation of the Street Services Director that City Council approve an agreement between the City and All Tech Computer Recyclers to operate an electronics recycling drop-off event for Earth Day on Saturday, April 21, 2001 on City property.

**7h. AMENDMENTS TO CONTRACTS (C2000-117 AND C2000-118) WITH MATHAIS G. ADRIOLO**

**Recommendation**

Recommendation of the General Services Director that City Council approve amendments to contracts (C2000-117 and C2000-118) with Mathias G. Adriolo, a consultant, in an amount of \$4,020 for project management services for the Katy Geissert Civic Center Library and \$7,000 for the Madrona Marsh Nature Center.

**7i. AMENDMENT TO CONTRACT (C2000-220) WITH DOREENE COLES YOGA STUDIO**

Recommendation of the Parks and Recreation Director that City Council approve an amendment to the contract (C2000-220) with Doreene Coles Yoga Studio for the addition of Dancercise classes in an amount not to exceed \$3,825.

**MOTION:** Councilmember Walker moved for the approval of Consent Calendar items 7a through 7i as written. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote, absent Councilmember Nowatka.

Item 7j was considered separately.

7j. **RESOLUTION NO. 2001-15 RE JUVENILE ACCOUNTABILITY AND INCENTIVE BLOCK GRANT FUNDS**

**Recommendation**

Recommendation of the City Manager that City Council adopt a Resolution releasing the City's allocation of the FY 00-01 Juvenile Accountability and Incentive Block Grant Funds in the amount of \$46,915, to the Los Angeles District Attorney's Office. It is requested that Council authorize the City Manager to sign the Waiver of Direct Subgrant form.

Assistant to the City Manager Michel presented the material of record.

**RESOLUTION NO. 2001-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RELEASING ALLOCATION OF JUVENILE ACCOUNTABILITY AND INCENTIVE BLOCK GRANT FUNDS TO THE LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE.**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2001-15. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

11. **ADMINISTRATIVE MATTERS**

11a. **RESOLUTION NO. 2001-16 AND ORDINANCE NO. 3495 RE PERS CONTRACT AMENDMENT**

Recommendation of the City Manager that City Council adopt a resolution of intention and first reading ordinance which will begin the process to amend the City's contract with the California Public Employees' Retirement System (CalPERS) adding Section 21623.5 (\$5,000 retired death benefit) for local safety members; and Section 21548 (Pre-retirement optional Settlement Death Benefit) and Section 21574 (Fourth level of 1959 survivor Benefits) for local police members.

Assistant City Manager Keane presented the material of record.

**RESOLUTION NO. 2001-16**

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO APPROVE AN AMENDMENT TO THE CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF TORRANCE.**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2001-16. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

**ORDINANCE NO. 3495**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF TORRANCE AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.**

**MOTION:** Councilmember Messerlian moved to adopt Ordinance No. 3495. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

**11b. REVIEW OF RESULTS FROM THE COMMUNITY OUTREACH MEETINGS**

Recommendation of the City Manager and the Finance Director that City Council review the information and results from the community, residents, business, and employee outreach meetings and surveys and provide direction to which areas should be explored by the City Manager as part of the budget process for the 2001-2003 fiscal years.

Finance Director Tsao reported that they had received over 1200 responses from the budget surveys, had conducted 12 employee roundtable discussions with 150 attendees and held two public outreach meetings at the Wilson Park Gymnasium and North High School Library with approximately 50 speakers. The process sought to receive input prior to development of department budget submittals, receive feedback on the Council's preliminary focus, assist the City in identifying additional areas of focus and educate the public on the City's process.

Primary areas of concern identified at the Community meetings were: Cultural/Parks/Youth which included the Madrona Marsh, libraries, senior housing and transportation, the parks and the Joslyn Fine Arts Gallery; Infrastructure which included street repair, curb numbers, drainage and traffic calming issues; and Safe and Secure which encompassed paramedics, traffic enforcement, animal control and railroad noise.

Regarding the budget survey, Finance Director Tsao reported that the 1200 surveys were evenly split between the 90503, 90504 and 90505 zip codes with 90501 returning a slightly lower response. He added that less than 60% responded to the "top 5" and there were no surprises with public safety as the highest priority and infrastructure and traffic coming in at second place.

The budget surveys indicated that public safety and park maintenance work well, street and sidewalk/curb maintenance and traffic improvement need improvement and areas of high “no opinion” included youth activities and programs, Internet and online services, transit services and economic development.

Roundtable discussions with City employees were conducted in a brainstorm format where all comments were recorded and randomly selected participants were asked about but not limited to school/city cooperation, economic development, e-government, human resource management and effective asset management.

In terms of school/city cooperation, participants of the roundtable discussions indicated that they would like to see increased program availability and a partnership between the libraries/Parks and Recreation/school district, and concerns were raised regarding transportation and the libraries becoming after school day care by default.

Areas discussed under economic development included Del Amo Mall revitalization, business attraction and retention, and concerns about lack of destination and entertainment establishments.

Participants of the roundtable discussions indicated that in terms of e-government, more business should be conducted on the Internet but the program needs to be coordinated well and information services should be increased.

Human resource issues discussed included recruitment and hiring, staffing levels, wage and benefits and retention, training, and online information. Concerns regarding effective asset management included traffic congestion, housing and transportation needs for seniors, equipment pools and equipment replacement.

Mayor Hardison appreciated the information from the employee roundtable discussions noting that she thought there were many good ideas, a number of which would be easy to implement and would have little or no cost.

In response to an inquiry from Mayor Hardison, City Manager Jackson explained that employee comments would be shared out to the departments, with the possibility that some ideas could be implemented immediately and other changes and modifications encouraged. He stated that they would provide feedback to the participants and if a certain suggestion could not be implemented they would explain why.

In response to an inquiry from Mayor Hardison, City Manager Jackson indicated that he would provide an idea of the costs and the pros and cons of various items.

Mayor Hardison clarified that City money should not be spent on the issue of house numbers on the curb, but felt the matter should be addressed. City Manager Jackson agreed to bring back information on having the City act as a facilitator for a contractor and he noted that where the City had eliminated curb numbers it should be billed into the curb replacement projects with elective painting on a fee basis.

Councilmember Witkowsky indicated that she was not surprised that the highest priority was safety and attributed the lack of an increase in crime to the fine work of the

Police and Fire Departments. She received clarification that the amount of money available for grants to non-profit social service agencies was \$23,000 and indicated that she would like to see that amount increased by at least \$10,000 as the amount had risen very slowly relative to the requests.

Councilmember Messerlian observed that there were 500 responses in the area of economic development and he requested information to differentiate between the residential and business responses because he felt it might skew the results a little bit. City Manager Jackson noted that business communities asked specific questions in some of the completed surveys and agreed to highlight those particular concerns.

City Manager Jackson explained that the employee focus groups started with the five budget focus areas and then expanded upon that. They were asked to bring ideas back on what sort of funding was possible, or if there was a significant change in funding, where funds should be focused and the responses fit consistently into the focus areas with a heavy concentration on the human resource area. He was impressed that there was a broad understanding of economic development and the energy impact in asset management and noted that they had expanded asset management to include equipment used in the City.

City Manager Jackson observed that there seemed to be a general feeling that e-government was positive though complicated, and he noted that many employees were involved in recreation and school programs which brought an appreciation of existing programs and good perceptions on how to work with the School District on student free days.

Mayor Hardison indicated that the survey was not structured to bring issues forward.

Councilmember Cribbs stated that every budget cycle had items which were turned down because money was not available from the departments and she asked to see those items that were turned down come forward again perhaps with a higher priority. She indicated that items should be balanced between Council issues, citizen issues and department issues and asked to see figures for items that Councilmembers had expressed interest in and the City Manager's prioritized take on them.

Councilmember Cribbs stated that she would like to see energy issues including conservation addressed through a task force similar to the SMART (Special Multi Agency Response Team) with a broad scope to address energy issues noting it would require funding as there are many areas where we can conserve.

Councilmember Cribbs indicated that she would like to see existing land uses examined in a broad manner, and to be prepared act rather than react and suggested that the City focus on the type of industry they wanted to attract and to examine whether they have the proper land for it. Potential uses and discretion.

City Manager Jackson responding to Councilmember Cribbs, agreed to bring back information on personnel issues such as employee deductions and indicated that some were already being worked on. he would look at the general plan to see what their priorities were and bring information back on that as well.

Councilmember Cribbs pointed out a need to make Institutional commitment to employees at all levels through additional employee training opportunities to enhance skills of particular classifications or to promote advancement in order to keep employees from getting stale and going elsewhere.

City Manager Jackson clarified that though there was training available, the employees indicated that they needed an enhanced and expanded training programs in some areas.

Councilmember Cribbs noted that there were a whole range of excellent suggestions. She also expressed interest in an additional Library Clerk at the North Torrance Library but would like to see where the department makes its priorities as a whole.

City Manager Jackson explained that the human resources had consumed a large amount of resources during this two year budget process and they were somewhat limited on what they could offer and that any interruption in the revenue stream would impact what could be provided.

Councilmember Cribbs concurred and noted that the reserves would have to start building up in the next few years and expressed concern about having enough to cover an economic downturn, the lighting assessment and third year salary commitments.

Councilmember Walker acknowledged economic challenges ahead but felt that they had to find a way to bear the cost of an additional paramedic unit as Torrance is an aging community and paramedic service is something that cannot be ignored as the City is in competition with other agencies for employees.

Mayor Hardison commented that infrastructure and library services had been enhanced in the last few years, but there still appeared to be issues that need further enhancement. She indicated that they might have to make cuts depending on what happened in November, and recommended that caution be used when hiring personnel who may then have to be cut.

Mayor Hardison reported that a SMART team approach had been suggested to address energy issues and she indicated that it might be beneficial to have an ad hoc Council Committee as an interface. She noted that sometimes there is limited grant money available and they may need to move fairly quickly on some items.

In response to an inquiry from Mayor Hardison regarding updates for bus system, Transportation Manager Whittle reported that all bus systems were updated every three years of all lines and is currently scheduled for October 2002 and was looking at the local circulator system within Torrance Lines 4, 5, 7 and 9. The Senior loop and other types of transportation designed for seniors would be addressed at that time.

City Manager Jackson reported that at mid-year they would be examining difficulties with transportation as certain reserve funds have been dwindling that affect the balance sheet and looking to offset Proposition 8 funds that are not available, increasing the revenue stream and minimizing expenditures for the next several years.

In response to a statement by Mayor Hardison that she would like to move Transit out of the general budget, City Manager Jackson stated that they would address how to meet expenditures with current trends at the mid year budget and in the regular budget cycle in order and would address other issues at the same time.

Mayor Hardison clarified that they were not talking about enhancement, but rather at shifting of resources to achieve priorities.

Mayor Hardison noted that several people had spoken about animal control at the community meetings and she indicated that the issue would go before the Environmental Quality Services and Energy Conservation Commission in April and then before the Council.

Councilmember Messerlian stated that in the community survey responses noted that most service all works well and that there is a sense of satisfaction with how the City is run other than frustration with traffic and infrastructure.

Ray Jackman, 3150 W. 181<sup>st</sup> St., representing Friends of Torrance Animals expressed hope that they would not ignore the petitions containing 3400 signatures from citizens who would like Torrance based animal control officers. He reported that there had been no surveys available at El Retiro, McMasters or Walteria and he questioned why animal control was not listed on the survey under safe and secure community. Mr. Jackman reported that many people felt it more valuable to express their opinion by signing a petition rather than completing an anonymous survey and he encouraged the Council to take necessary action to show that they had heard the community.

Community Relations Officer Ghio apologized for the unavailability of budget surveys noting that they tried to keep a good supply at each branch and that block captains had distributed 9000 surveys in the neighborhoods and the survey was on the website. She explained that animal control was an issue in the code which fell under the environmental division and commented that it was listed in a prominent position at the top of the survey under strategic priorities. She noted that there were a number of the 250 surveys which she personally counted which only addressed animal control.

Mayor Hardison indicated that the petitions would not be disregarded and observed that the Friends of Torrance Animals does not explain the costs and the Council will be making the ultimate decision based on many factors.

## 12. HEARINGS

### 12a. ORDINANCE NO. 3496 RE TRESPASS OF PRIVATE PROPERTY

Recommendation of the Chief of Police that City Council adopt a new ordinance adding Section 45.1.6 to the Torrance Municipal Code related to Trespass on Private Property.

Mayor Hardison opened the public hearing at 8:26 p.m.

Police Chief Herren explained that the purpose of the ordinance was to provide assurance that when a person was removed from a business establishment they could face arrest if they returned within 24 hours. He reported that 1800 letters had been mailed to businesses to explain the ordinance and Community Relations Officer Ghio had addressed the Torrance Area Chamber of commerce to clarify the ordinance.

In response to an inquiry from Councilmember Scotto, Lieutenant Wilkins indicated that he was not sure how nearby cities handled the problem, but to his knowledge this was a groundbreaking ordinance. City Manager Fellows stated that he was aware of only two or three other cities with a similar ordinance and he explained that it was a tool to provide them with an opportunity to use crowd control skills and sensitivity training to diffuse the behavior.

In response to an inquiry from Councilmember Scotto, City Manager Fellows explained that they felt 24 hours was sufficient time and the person would then be allowed to return to the premises provided they did not exhibit further destructive behavior. He added that it was not intended to be a punishment but rather a cooling down period for disruptive behavior.

Councilmember Scotto indicated that he did not think 24 hours would be sufficient and City Attorney Fellows noted that they kept a statistical record of all matters prosecuted through their office and would be able to evaluate its effectiveness and revise the ordinance if it was not effective.

In response to an inquiry from Councilmember Messerlian, City Attorney Fellows explained that the ordinance was not drafted with the type of interest in real property that the landlord has, but rather was for spaces in which the behavior would be regulated. He felt it made more sense to say "common areas or driveways or any real property owned by lease-owner."

Councilmember Messerlian felt that the words "person in lawful possession" should be clarified to read "of such private property" so that there would be no doubt as to what that person was in possession of.

In response to an inquiry from Councilmember Messerlian, City Attorney Fellows explained that in most instances the business owner would call the Torrance Police Department and provide sufficient evidence.

**MOTION:** Councilmember Cribbs moved to close the public hearing at 8:39 p.m. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

**ORDINANCE NO. 3496**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A PROVISION TO ARTICLE 1 OF CHAPTER 6 OF DIVISION 4 OF THE TORRANCE MUNICIPAL CODE RELATING TO TRESPASS ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC.**

**MOTION:** Councilmember Messerlian moved to adopt Ordinance No. 3496. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

**MOTION:** Councilmember Messerlian moved to publish the summary of Ordinance No. 3496. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

**12b. RESOLUTION NO. 2001-17 RE HOUSING ELEMENT OF TORRANCE GENERAL PLAN**

Recommendation of the Planning Director and Planning Commission that City Council adopt a resolution to adopt a Negative Declaration and a General Plan Amendment and thereby update the Housing Element of the Torrance General Plan for the planning period 1998-2005. GPA 00-00003, EAS 00-00010 City of Torrance fiscal years.

Planning Manager Tate reported that the State Department of Housing and Community Development (HCD) determined that the Housing Element was in compliance subject to certain minor changes attached to the agenda with a letter of approval attached. HCD asked for expanded explanations of existing City programs or substantiation of housing projections to meet the Regional Housing Needs Allocation.

Planning Manager Tate indicated that to address concerns raised by the Planning Commission and City Council on December 5, 2000, Program 1.3.1 addressed Senior housing and was revised to identify the Torrance Commission on Aging as a collaborative ongoing partner. She added that the item had been presented to the Planning Commission on February 7 as an information item and to the Commission on Aging on February 13.

While the Regional Housing Needs Assessment (RHNA) estimates that Torrance has a total construction need of 1,384 housing units for the 7.5 year planning period. It does not require that construction needs are met only that the opportunity for development be met. A variety of approaches have been identified including infill housing on vacant land, infill housing on underutilized land, senior housing, mixed-use housing on commercial areas, new housing in the City's commercial centers – the Del Amo Business District and Old Downtown Torrance and redevelopment housing set-aside funds.

Mayor Hardison clarified that the City's General Plan already identified additional housing that could be built as zoning restrictions had not been imposed to discourage them from happening.

In response to a comment from Mayor Hardison that Homeowners Associations have indicated they don't need any more housing, Planning Manager Tate explained that there was an apparent need for housing based on demand and the speed with which new housing sold. She added that there was a definite need for less expensive housing for middle wage earners and professional people and she noted that housing had become increasingly expensive and less affordable to typical income of Southern Californians.

Planning Manager Tate commented that the demand for senior housing and family housing exceeded supply, but the job market was growing and the need for housing for job retention.

Mayor Hardison observed that there was little vacant land available and asked about looking for other appropriate land for the City and zone changes or mixed use and other housing. She added that she was pleased that the Planning Department had applied for grant money from the State that would allow them to examine areas that had not typically been used for housing.

In response to an inquiry from Councilmember Messerlian, Planning Manager Tate explained that rehabilitation or conservation of units was difficult to do and she clarified that the zoning ordinance was amended to allow for the reconstruction of any multi-family unit that was damaged for any reason to be reconstructed to its existing capacity and reconstructed units must comply with building and fire codes. She added that projects that exceeded the current density could be rebuilt to the original in the R-3 zone at 40-50 units to the acre rather than the current 7 to the acre.

Planning Manager Tate reported that they had worked closely with multi-family residential apartment owners who indicated that they had difficulty getting financing because they were not conforming to current standards, so the City is rezoning to reaffirm current densities and the second action to change non-conforming standards will allow them to get refinancing and improve their property. Mayor Hardison stated that they had addressed 5,000 out of 9,000 units and she noted that on 235<sup>th</sup> and Anza, rehabilitation was finally starting on apartment units which could not rehab before.

Councilmember Witkowsky commented that developers were confused as to what density they had to make in order to have profitability and she suggested that senior housing might be a good way to bring more units to the City.

Planning Manager Tate noted that the senior housing ordinance increased density, reduced parking requirements, open space and unit size with the interest of making those units comparatively more affordable for seniors.

Frank Wolf, 2409 W. 180<sup>th</sup> Place, Commission on Aging, welcomed the opportunity to work with the Planning Commission and staff to create decent, affordable housing for those in the community with special needs: the elderly and handicapped. He indicated that it was the consensus of the Commission on Aging that the taskforce

concept be maintained as an ongoing process and they welcomed the opportunity to participate.

Mayor Hardison commented that she would like to use the Commission as a liaison but did not see the need for a special task force and Mr. Wolf indicated that the Commission on Aging would stay in close contact with the Planning Department and that affordability was a key element of senior housing.

Irene Griffith, 3416 W. 229<sup>th</sup> Street, reported that they had not been notified of the Planning Commission meeting regarding the development south of Pep Boys and there had been no material available so they could not take a position. She indicated that their big question would have been what affordable meant because it was never specified.

Mayor Hardison noted that the project was a for purchase project, not a rental project but could be helpful for seniors wanting out of their larger home and Ms. Griffith stated that they would look forward to working with the Planning Department in any way they could.

Mayor Hardison commented that the Housing Element required them to look at flexibility and be innovative and she felt that the census would show that the community had grown and they needed to take responsibility for housing. She observed that the Housing Element was the first step and hoped to work with the community to make more housing options available and build a range of housing for the workforce.

**MOTION:** At 9:13 p.m. Councilmember Messerlian moved to close the public hearing. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

#### **RESOLUTION NO. 2001-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING AN UPDATE TO THE HOUSING ELEMENT OF THE TORRANCE GENERAL PLAN FOR THE PLANNING PERIOD 1998-2005 BY ADOPTION OF A GENERAL PLAN AMENDMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE. GPA00-00003 (EAS00-00010): CITY OF TORRANCE**

**MOTION:** Councilmember Messerlian moved to adopt Resolution No. 2001-17. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

Mayor Hardison thanked Planning Manager Tate and the Planning Department for a job well done.

#### **14. SECOND READING ORDINANCES**

##### **14a. ORDINANCE NO. 3494**

Second and Final Reading of Ordinance No. 3494 amending Division 9 of the Torrance Municipal Code to reclassify certain property located at 2303, 2311 and 2313 Arlington Avenue from CR (Restricted Commercial) to R-3 (Limited Multiple Family Residential District). ZON00-00002 (EAS00-00007), MICHAEL MULLIGAN / CITY OF TORRANCE.

**MOTION:** Councilmember Messerlian moved for the second and final reading of Ordinance 3494. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Nowatka.

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The Torrance Redevelopment Agency met from 9:15 p.m. to 9:16 p.m.

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## **15. ORAL COMMUNICATIONS**

**15a.** City Manager Jackson thanked the employees who participated in the employee roundtable groups and those who facilitated the process: Ken Flewellyn, Eric Tsao, Linda Cessna, Taylor Dulaney and Ruby Villanueva.

**15b.** Planning Director Gibson added his thanks to Planning Manager Tate and Tony Gardea for their efforts in bringing the Housing Element forward.

**15c.** Fire Chief Bongard announced the 29<sup>th</sup> Annual Spaghetti Dinner sponsored by the Torrance Fire Fighter's Association on March 10 from 4:30 p.m. to 8:00 p.m. at the Ken Miller Recreation Center at a cost of \$12 per family or \$5 per individual. He also thanked all departments for their collaborative efforts during the recent rain period.

**15d.** Councilmember Cribbs also thanked the departments for efforts on behalf of the City during the recent storms.

**15e.** Councilmember Witkowsky reported that she had attended the opening of the basement at the Katy Geissert Library and invited the public down to visit.

**15f.** Mayor Hardison asked City Manager Jackson to bring forward an item to adjourn the March 6 meeting to March 20 as many Councilmembers would be attending a conference in Washington, D.C. on Tuesday, March 13.

**15g.** Joni Gang, Torrance, invited the community to a two-day pet adoption program at Torrance Toyota on March 3 and 4 and also reported that Spay Day USA would be honored on March 11 with a spay/neuter clinic for feral or unowned cats at Best Friend Cat Nippers. Mayor Hardison asked that the adoption be announced on Citicable and on the radio.

At 9:22 p.m. the City Council recessed to an executive session.

**16. EXECUTIVE SESSION**

No formal action was taken on any of the matters discussed in the Executive Session.

**17. ADJOURNMENT**

At 10:32 p.m., the meeting was adjourned to Tuesday, March 6, 2001 at 5:30 p.m., for an executive session in the Council Chamber, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

***\*\*\* Adjourned in memory of  
Rosemary DeCamp Shidler  
and  
Richard Schwanbeck \*\*\****

Attest:

\_\_\_\_\_  
Mayor of the City of Torrance

\_\_\_\_\_  
Sue Herbers  
City Clerk of the City of Torrance

Approved on April 10, 2001