

April 26, 2005

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular meeting at 5:31 p.m. on April 26, 2005, in Council Chambers.

ROLL CALL

Present: Councilmembers Lieu, Mauno, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: Councilmember McIntyre.

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

WORKSHOP - CHANDLER REUSE

Mayor Walker announced that the City Council was conducting a workshop on the reuse proposal for the Chandler site to hear from Land Use Committee representative Councilmember Mauno, from Chandler and from city staff on the discussion point of a possible realignment of the city border at Rolling Hills Estates. He noted that the workshop was not to discuss the merit of the proposed development as no such project has been formally submitted and he explained that during the regular Council meeting there would be an action item to direct staff on the border realignment issue.

Councilmember Mauno provided a brief history of the project noting that Torrance, Lomita, the property owners and Chandler had been meeting for over two years on this three dimensional issue which is geographically complex with an equally difficult entitlement process with three separate jurisdictions involved. The group focused on successful reuse of an industrial property noting the difficulty of converting a rock quarry to a recreational and housing use. It became clear early on that any use of the property going through the adjacent neighborhood would not work so other opportunities to circulate traffic were investigated.

Councilmember Mauno asked the public and his colleagues to keep an open mind as the complex project requires alternative thinking and he reported that he had proposed adjusting city boundaries to facilitate a successful project that would benefit the region.

Councilmember Mauno reported that maintaining slope stability on Delos Drive is a key issue as past work by the golf course could have made the area unstable and it is known that there are unstable soils in the area. Mike Cope, the applicant, has offered to fund an independent geologist to review all reports so the local homeowners association would be comfortable.

Mayor Walker indicated that the controlling factor to any action is that there is no negative impact to the city of Torrance.

Mike Cope, Project Director for Chandler, summarized the material of record providing a brief history of the project and noting that this was the third reuse committee for the property with 25 permanent members. There have been a total of five committee meetings to date including a work session with the Rolling Hills City Council and Planning

Commission as well as dozens of meetings with homeowners associations and interested parties. He commented that many people have trouble finding the property which is 1,100 feet south of Pacific Coast Highway and Narbonne Avenue, bordered on the east by Palos Verdes Drive and extending to the northern boundary of the Club View housing project and the Hillside Homeowners neighborhood to the west. The site encompasses 228 acres, 48 of which are in Torrance, with 36 of those owned by the Chandler Family and 12 owned in fee by the Rolling Hills Country Club. Although technically none of the project is in Lomita they have been asked to join the committee because they have a new water filtration plant which is on the northern boundary of the project and there were many engineering and aesthetic issues associated with the project.

Mr. Cope pointed out the numerous constraints of the site: the property has fragmented ownership, an unusual configuration, limited access opportunities, severe topographic features and the need to preserve existing city light and golf course views. Opportunities available with the project include the elimination of heavy industrial use, close proximity to two different neighborhoods, coordination of the water project, better security, the repair of erosion due to mining between 1938 and 1970 where tons of sand and gravel were removed and an opportunity to install public improvements desired by Los Angeles County Flood Control.

Mr. Cope reported that the committee had focused on the geotechnical and geology of the site and from previous extensive studies it was discovered that there were two liniment zones running through the property and the recently completed earthquake fault study found eight faults deemed inactive.

Mr. Cope reported that the committee established a general land use plan for the site and once all geotechnical constraints are taken into account there are 65 acres of build-able area with the area formally used for landfill found to be highly suitable for a golf course. The committee briefly discussed commercial and retail land uses which did not appear financially feasible at that location and the City of Rolling Hills Estates indicated that they supported low density residential or no more than two units to the acre which could provide 130 units on the 65 build-able acres.

Mr. Cope reported that the Rolling Hills Country Club leases two-thirds of their golf course from the Chandlers and the lease is expiring. The Country Club is very interested in extending their lease and expanding and improving the golf course. He noted that the residential concepts are based on low density with the average lot size less than 18,000 feet with flat usable pads of 12,000 feet and that all 129 homes are single family detached homes ranging from under 3,000 square feet to under 6,000 square feet. He stated that they have been working to implement the suggestions and input was received at a meeting in September 2004 with the Rolling Hills Estates City Council and Planning Commission.

Mr. Cope indicated that they had the beginnings of a reuse plan that is economically viable, meets most of the needs of the Country Club, and is a low density residential project with 1.15 dwelling units to the acre with a FAR of .12 in the Torrance portion with no vehicular access plan through the hillside neighborhood rather they are proposing a single point of access off Palos Verdes Drive east and he reported work with the Hillside Neighborhood Association to eliminate any cut grading.

The last point important to all neighborhoods was the preservation, enhancement or creation of views that Mr. Cope felt they had successfully done. A topographic model

was created with two story homes on every lot but the current plan is for 40-45% single story homes in the neighborhood.

Mr. Cope acknowledged that a big issue was the complication of the dual boundary jurisdiction and Chandler and the Rolling Hills Country Club would like to have the 48 acres be annexed into the City of Rolling Hills Estates and the staff of Rolling Hills Estates would support that.

Responding to Councilmember Nowatka, Mr. Cope explained that the landfill area only accepted concrete and masonry products, cured asphalt, or asphalt products and dirt, nothing biodegradable: no wood, paper trash, or shrubs. Numerous government agencies oversee the site which has received a clean bill of health every year since its inception in 1972 and he noted that there is often confusion between their site and the proposal that has been pending at the Los Angeles County Sanitation site which is a toxic waste site on Crenshaw Boulevard.

Mr. Cope indicated that the Palmer Course Design Company in Florida would be designing an Arnold Palmer Signature Course.

Mayor Walker received clarification that Mr. Cope believed that best solution to be the annexation of 48 acres, but any alternative would be acceptable to all parties if it resulted in the golf course and the homes.

Community Development Director Gibson indicated that a project of this size and complexity is subject to the provisions of the California Environmental Quality Act (CEQA) and would require an Environmental Impact Report (EIR). He felt that the land use entitlement process and the Local Agency Formation Commission (LAFCO) issue involving changing the lines of each adjacent jurisdiction could be combined into one document and he suggested that since the majority of the land lies within the jurisdiction of Rolling Hills Estate, they would act as the lead agency and Torrance would participate as a responsible agency. If a development application is filed and determined to be complete and both cities agree to enter into the LAFCO process, they would expect an initial study to assist in identifying potential significant effects of the project including traffic and circulation, air quality, infrastructure issues, safety services, jobs housing balance, view shed, geologic and geotechnical considerations, land use compatibility, land use availability and service boundary considerations. A public scoping session would provide an opportunity for early citizen input to identify other impacts or issues and due to the complexity of the project he estimated that the EIR process would take longer than the usual 12 months.

Assistant City Manager Sunshine explained that both agencies would have to agree to any boundary changes which would go through LAFCO and if the process moves forward requirements would include an EIR, a plan for providing services to the area, at least one public hearing on the annexation, the area would need to be pre-zoned prior to annexation and property and other tax issues would have to be addressed prior to the moving the boundaries. He then described the four options developed by staff:

Option 1 modifies boundaries to incorporate the area requested for the proposed project offset with an equal boundary shift in another contiguous area between the City of Torrance and Rolling Hills Estates. The city would look for a financial contribution in the range of \$5-10 million to offset future property tax and other revenue resources that the city would benefit from had the development taken place within the current boundaries. Part of the recommendation would be to develop a joint development agreement to guarantee a level of input from Torrance into the project as well as require input if there are any future

changes. The proposal maintains the current open space volume as designated in the General Plan while allowing for the proponent to move forward with their proposal under one jurisdiction and it looks to a contribution to be set aside for future capital needs.

Option 2 involves a smaller boundary shift with 3-4 acres returned to Torrance added as real open space into Alta Loma Park and the balance of the 48 acres shifting to Rolling Hills Estates. Torrance would be looking for a financial contribution of approximately \$5-10 million and although actual open space would be reduced, usable public open space would be added to the city.

Option 3 allows the projects to run concurrently in both cities with no boundary shift. Issues related to service areas would require development of a fire and police protection agreement and the school district would be involved to resolve school service issues. This action would have to wait until the update of the General Plan which is estimated for completion in the next 12 months.

Option 4 would shift the boundary without any land back to Torrance and would also be delayed until the General Plan is complete. Any boundary shift proposal would have to be addressed with the Torrance Unified School District as the district boundary would be affected and a cash contribution in the \$10 million dollar range was deemed reasonable.

Mayor Walker expressed concern with the monetary amounts discussed as he felt the city was selling itself short with regards to a \$10 million dollar figure.

Councilmember Lieu questioned where the 48 acres would come from under Option 1 and Assistant City Manager Sunshine indicated that had not been explored yet but the land could be part of the golf course area so the open space aspect could be kept intact and the development portion would be in Rolling Hills Estates.

City Manager Jackson stated that the eastern portion had been discussed to allow for open space for the future and the value of the golf course would be in Torrance.

Mayor Walker agreed with keeping the acreage the same but extending out in a manner that makes sense from the city boundary into an area that would encompass the golf course but not the homes or the problems that go with homes. Open space would be traded for open space and the city would receive a reasonable amount of money with zero negative impact on Torrance.

Responding to Councilmember Lieu, City Manager Jackson explained that part of the 48 acre swap could include the park and Mayor Walker stated that none of the park would be lost, rather they were looking at extending from the park down the slope into the golf course allowing them to capture open space.

City Manager Jackson clarified that an area to the north that would probably not be built upon by the developers could be deeded to Torrance.

Councilmember Witkowsky expressed concern with giving up acreage and she was surprised by a large hole that she did not know was there when she visited the area to see the topography. She received clarification that a house had been moved to gain entry to Alta Loma Park and she suggested that the issue of accessing the property could be similarly solved in the future.

City Manager Jackson explained that residents are concerned with access through the neighborhood and he clarified that the discussion is of shifting boundaries, not property ownership as the park itself belongs to Torrance but all of the other land is owned either Chandler or by the Country Club.

Councilmember Nowatka received clarification that the open area to the north is Dead Horse Canyon and Mr. Cope indicated that after objections from hillside owners they agreed not develop that area and are instead pulling the development line to the east and Option 2 could have Chandler deeding Dead Horse Canyon to the Torrance.

Councilmember Witkowsky questioned whether the city would be able to dictate zoning in the area and City Manager Jackson noted that there were no residents in the area and therefore no voters to oppose a boundary shift so the action could be done between jurisdictions with no impact on the citizens.

Mayor Walker clarified that they were not planning on building anything through the community and people will end up with enhanced views, city coffers will be enhanced and open space will be replaced with open space.

City Manager Jackson indicated that the EIR could require access or other devices and one of the reasons the city wants an agreement to maintain their role in the planning process is to maintain Torrance control over those decisions.

Councilmember Scotto expressed concern that if there were an interruption in access the community could be cut off if the sole access is from Palos Verdes Drive East unless access from Torrance were built or designed now.

Responding to Councilmember Scotto, City Manager Jackson explained that the proposed change in city boundaries would have no affect on the school district itself as the boundaries would be restructured anyway and the question of fees and potential revenue from the site would be discussed.

Councilmember Lieu wanted to see no impact to the environment and he questioned whether the process could be stopped if a negative report came back.

City Manager Jackson explained that the action could not be finalized until there was a broad EIR and a modification of the boundary lines.

Councilmember Lieu questioned what benefit Torrance would receive from changing the boundaries and City Manager Jackson indicated that they would have to evaluate the property value of the golf course which could add to the payback to the city for the loss of the area and he acknowledged that it would have an impact on the General Plan by diminishing the amount of open space.

Linda Dryer, President of the Hillside Homeowner's Association, asked what the project's advantages were for Torrance.

City Manager Jackson cited the clean up of the canyon which also generates traffic along Pacific Coast Highway and noted that the project would enhance residential housing in the South Bay area with very low density housing. A new assessed value on what is currently open space would create a financial advantage with substantial property and utility user taxes going to the city of Torrance.

Ms. Dryer expressed concern about losing control of land adjacent to their property and questioned whether the entire 48 acres had to be affected. Mayor Walker assured Ms. Dryer that the city would do everything to make sure residents were as protected as possible.

Ms. Dryer pointed out that the homeowners in the area had paid a premium for the open space and views and she thanked all parties involved for allowing the community to be part of the reuse committee and for agreeing not to put in ingress and egress through the community. She reiterated the important consideration of slope stability and was pleased that they had agreed to abandon building houses in Dead Horse Gulch which would be an enhancement to the park. She requested that if the project goes forward that some of the money from the project be put into improvements for Alta Loma Park, specifically the old tract home used for the recreational center which needs much work and the addition of a wrought iron fence around the park. She noted that the area had lost an elementary school and any positive enhancements would be appreciated.

Ms. Dryer requested that the row of homes closest to the community be single story rather than two-story to minimize the impact and she noted the effect of trees on the view requesting that they be maintained and the types of trees planted be considered to minimize view obstruction. She also expressed concern with odors that accompany reclaimed water that may be used on the golf course.

Mayor Walker indicated that all the issues that she had cited would be considered and the project would be something everyone will be proud of.

Tom Brewer, Evalyn Avenue, supported the concept of single family homes but expressed concern about ensuring that a high density project doesn't replace single family homes after they sign off on the project.

Mayor Walker stated that there had never been any conversation about looking at any other type of housing than is being discussed now and the issue at hand is trading a little bit of land for open space and a lot of money.

Councilmember Nowatka commented that Torrance has no control over a large portion of the area as it is part of another city and Mayor Walker observed that they were making a commitment to Torrance.

City Manager Jackson indicated that there is the possibility of a development agreement contract which would provide for hands on control even if there are changes in the future and Mayor Walker noted they all wanted to be totally and fully protected.

City Manager Jackson clarified that staff was looking for guidance as they sit down with the developer and if there is a concurrence to modification of boundaries then the LAFCO consideration can be started.

Mayor Walker called a recess at 6:46 p.m.

The City Council reconvened at 7:09 p.m. for the Regular Business of the City Council.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember Lieu.

The invocation was given by Councilmember Witkowsky.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Mauno 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 Lieu and a voice vote reflected unanimous approval (Councilmember McIntyre).

MOTION: Councilmember Mauno 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 Lieu and a roll call vote reflected unanimous approval (absent Councilmember McIntyre).

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Witkowsky announced that the next meeting of the Planning and Design Committee would be held on Thursday, April 28 at 7:00 p.m. in Council Chambers to continue to look at historical preservation in the city with a goal of coming to a recommendation for the council.

Mayor Walker asked that the meeting be adjourned in memory of former County of Los Angeles Supervisor Deane Dana who passed away on April 21, 2005.

7. CONSENT CALENDAR

7A. TORRANCE ROSE FLOAT ASSOCIATION ANNUAL REPORT

Recommendation

Recommendation of the **Community Services Director** that City Council accept and file the Torrance Rose Float Association's Annual Report for 2004-2005.

7B. WATER MAIN REPLACEMENT PROJECT (I-24) PUBLIC WORKS AGREEMENT RE ROBERT G. CASTOGNIA, INC.

Recommendation

Recommendation of the **Public Works Director** that City Council:

- 1) Approve the plans and specifications for the Water Main Replacement Project (I-24); Water Main and Sewer Replacement at Via Corona and Street Improvements at Via Corona on file in the City Clerk's Office (B2005-10);
- 2) Award a public works agreement to Robert G. Castognia, Inc. in the amount of \$2,548,543.60 for:
 - Water Main Replacement (I-24) for \$2,385,321
 - Water Main Replacement, Via Corona for \$77,380
 - Street Improvements, Via Corona for \$82,167.60
 - Sewer Replacement, Via Corona for \$3,675

- Authorize a 5% contingency in the amount of \$127,427.18 for this project
- 3) Appropriate \$160,000 from the Water Enterprise Fund to cover the costs for the Water Main Replacement and Street Improvements at Via Corona;
 - 4) Appropriate \$3,675 from the Sewer Enterprise Fund to cover the costs for the Sewer Replacement at Via Corona; and
 - 5) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

7C. CONSULTING SERVICES AGREEMENT AMENDMENT RE TETRA TECH, INC.

Recommendation

Recommendation of the **Public Works Director** that City Council:

- 1) Approve an amendment to consulting services agreement with Tetra Tech, Inc. (C2004-082) to extend the term until December 31, 2005 for the continuation of engineering services for the Northeast Torrance Water Main Replacements in (I-25) and the Large Water Meter and Vault Replacement Project (I-15); and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said amendment.

7D. CONSULTING SERVICES AGREEMENT AMENDMENT RE SA ASSOCIATES

Recommendation

Recommendation of the **Public Works Director** that City Council:

- 1) Approve an amendment to consulting services agreement with SA Associates (C2004-083) to extend the term until August 31, 2005 for the continuation of engineering services for the Water Main Replacements in Northeast Torrance (I-25); and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said amendment.

7E. MONTHLY INVESTMENT REPORT

Recommendation

Recommendation of the **City Treasurer** that City Council accept and file the monthly investment report for the month of March 2005.

7F. PAYMENT APPROVAL RE CLARKE CONTRACTING CORPORATION

Recommendation

Recommendation of the **Public Works Director** that City Council ratify the action of the City Manager and approve a payment to Clarke Contracting Corporation in the amount of \$28,181 for the emergency repair of a collapsed corrugated metal drain pipe located between 2101 and 2105 W. 187th Street.

MOTION: Councilmember Witkowsky moved to approve items 7a through 7f as written. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval (absent Councilmember McIntyre).

8. COMMUNITY SERVICES

8A. FIESTA PARADE FLOATS AGREEMENT RE 2006 ROSE FLOAT DESIGN

Recommendation of the **City Council Ad Hoc Rose Float Committee** that City Council:

- 1) Approve the design entitled "Love is Magical" for the City's float entry in the Pasadena Tournament of Roses Parade on January 2, 2006;
- 2) Approve an agreement between the City of Torrance and Fiesta Parade Floats for the design, construction, entry, display, and operation of the Torrance Float in the 2006 Pasadena Tournament of Roses Parade; and
- 3) Approve the expenditure of \$115,000 for related costs.

Mary Hoffman, President of the Torrance Rose Float Association presented Mayor Walker with a framed photograph of the 2005 prize winning float "Something to Crow About."

Tim Estes, Raul Rodriguez and Jim Heinz of Fiesta Floats unveiled the 2006 Torrance float design "Love is Magical".

Councilmember Witkowsky thanked Mary Hoffman and the Board of Directors and she expressed pride in the work of Mr. Rodriguez, Fiesta Floats and the dedicated volunteers who decorate the float that is seen all over the world.

Jim Heinz reiterated the devotion of the volunteers and Mr. Rodriguez related that he had designed the 50th Anniversary Parade for Disneyland.

Councilmember Mauno noted that Councilmember McIntyre chairs the committee but could not be present tonight and he reported that the city was looking to corporate sponsors in the future to help continue the longstanding tradition of award winning floats in the city.

Councilmember Scotto commented that the city was fortunate that prior Councils had committed to the floats and fortunate to have Fiesta work on the floats. He reiterated the importance of the hard work of the volunteers many of whom who come from far away to work on the float.

Mayor Walker stated that the community was committed to the float and it would be funded properly in order to put the best face forward.

MOTION: Councilmember Scotto moved to adopt the staff recommendation. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval (absent Councilmember McIntyre).

11. ADMINISTRATIVE MATTERS

11A. PROPOSED CHANDLER LAND USE PROJECT

Recommendation of the **City Manager** that City Council consider potential options for the City of Torrance position regarding the proposed Chandler Landfill Reuse Project.

Assistant City Manager Sunshine reported that a workshop had been held from 5:30 p.m. to 7:00 p.m. with options presented with regard to the project. He provided a summary of the prior discussion and options for a proposed project at the Chandler landfill area on 228 acres, 48 acres of which are in Torrance.

Option 1 modifies boundaries to incorporate the area requested for the proposed project offset with an equal boundary shift in another contiguous area between the City of Torrance and Rolling Hills Estates. The city would look for a financial contribution in the range of \$5-10 million to offset future property tax and other revenue resources that the city would benefit from had the development taken place within the current boundaries. Part of the recommendation would be to develop a joint development agreement to guarantee a level of input from Torrance into the project as well as require input if there are any future changes. The proposal maintains the current open space volume as designated in the General Plan while allowing for the proponent to move forward with their proposal under one jurisdiction and it looks to a contribution to be set aside for future capital needs.

Option 2 involves a smaller boundary shift with 3-4 acres returned to Torrance added as real open space into Alta Loma Park and the balance of the 48 acres shifting to Rolling Hills Estates. Torrance would be looking for a financial contribution of approximately \$5-10 million and although actual open space would be reduced, usable public open space would be added to the city.

Option 3 allows the projects to run concurrently in both cities with no boundary shift. Issues related to service areas would require development of a fire and police protection agreement and the school district would be involved to resolve school service issues. This action would have to wait until the update of the General Plan which is estimated for completion in the next 12 months.

Option 4 would shift the boundary without any land back to Torrance and would also be delayed until the General Plan is complete. Any boundary shift proposal would have to be addressed with the Torrance Unified School District as the district boundary would be affected and a cash contribution in the \$10 million dollar range was deemed reasonable.

Mayor Walker felt that Option 3, letting the projects run concurrently with no boundary shift, and Option 4 a boundary shift with no land returned to Torrance did not make sense. He felt that Option 2 which focuses on adding to the park is positive to the area and he suggested that a far more substantial figure needed to be looked at. He felt that Option 2 was the best bet and if there were problems in the addition to the park that Option 1 could come into play.

Councilmember Scotto suggested a combination of Options 1 and 2 to create Option 5 in order to keep the land mass of Torrance the same and include property that would be behind the new homes continuing along the street behind Alta Loma Park and into the Canyon with the rest of the property swapped with the golf course. In addition, he felt that part of the money should be guaranteed to go for improvements to the park.

Councilmember Lieu observed that 40 acres would be lost with Option 2 and Assistant City Manager Sunshine clarified that they were looking to increasing the park land and swap out the rest of the land on a contiguous basis. Mayor Walker added that they wanted to incorporate the protections that the homeowner association had asked for and Councilmember Scotto wanted to see the land be adjacent to the City of Torrance.

Councilmember Lieu requested that any excess funds not spent on the park be directed to public safety and City Manager Jackson indicated that those options would be explored at a later time.

Mayor Walker suggested using excess funds for teacher supplies, public safety, and the park and he felt there would be enough to go around.

City Manager Jackson stated that the school district would be entering into its own discussions and the Council would be kept informed.

Mayor Walker indicated that funds that go to the school district from this type of situation are somewhat encumbered and don't reach teachers who end up paying for their own supplies.

Councilmember Mauno indicated that he had served with representatives from Rolling Hills Estates, Lomita, the Rolling Hills County Club, and area homeowners associations on a reuse committee for two years and he commented on the complexity of the project. He encouraged anyone with questions to contact him and he noted there would be opportunities for issues and questions to be addressed in the future during the lengthy process. He stated that the unique project could be positive for everyone as it replaces an industrial use with enhanced recreational facilities and housing located outside of the city with open space swapped for open space.

Mike Cope, Chandler and Rolling Hills Country Club, asked the Council to give equal analysis to Option 3.

Linda Dryer, President of the Hillside Homeowners Association adjacent to the proposed development on the west boundary thanked all involved parties who have worked hard to mitigate most of the issues including ingress and egress and slope stability. She related that there were still concerns about the proposal but they felt it could be beneficial to everyone.

Ms. Dryer expressed concern about control of the property and the de-annexation behind the properties on Delos Drive and Ridgeville Drive and she asked that the first row of homes be single story primarily for view impact with consideration given to the type of trees planted and maintenance so that views are not obstructed by unchecked growth. She suggested that the land locked parcel above Skyline on the north side be considered as a nice enhancement to Alta Loma Park and she noted that the temporary recreation center the park has used since the 70s was in dire need of replacement or upgrading and she requested that the rusty chain link fence also be replaced or upgraded.

Ms. Dryer wanted to see effort put into protecting their homes from the sound of the new community and from golf course odors created by the use of reclaimed water and she noted that any engineering concerns to help alleviate those issues in the design process would be appreciated. She also requested that the land swapped be adjacent to the neighborhood to help with control issues.

Mayor Walker asserted that water supply fears were not founded

Ed Strobal, Ridgeville Drive, reported a pleasurable experience working with Mike Cope, he indicated it was a great first step for a wonderful project and he observed that Lomita would have to do a lot in terms of addressing traffic issues.

Mayor Walker expressed support for the project and indicated that Torrance would continue to be involved in and closely monitor the project. Although he felt it was too early to place height restrictions he agreed that the idea was to protect and enhance the views of Torrance residents and he noted that could be done in many ways.

Councilmember Lieu pointed out that changing city boundaries in the South Bay was not without precedent and he suggested that staff look at changes made to El Segundo boundaries and the LAFCO process they went through.

Councilmember Mauno questioned whether the public would have a chance to comment before the application would be filed.

City Manager Jackson clarified that Council appeared to have a willingness to explore modifications to boundaries, desires a buffer around residential properties in the city, wants to explore expansion of the park but regardless it should balance out in overall acreage with high compensation sought in exchange for boundary modifications and a development agreement to encompass elements discussed. He explained that staff would explore, develop and return to the Council with a public document for consideration of the final document before the Council and he pointed out that the developer had the right to default to Option 3, submitting permits in both cities and working jointly.

Mayor Walker asserted that Torrance had the ability to control the situation as it was called out and the developer understands the need to work towards a solution.

MOTION: Councilmember Scotto moved to explore a willingness to explore a combination of options 1 & 2 to keep property closest to the City of Torrance boundary and if any portion of land is to be exchange, it be for open space. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval (absent Councilmember McIntyre).

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The Torrance Redevelopment Agency met from 7:53 p.m. to 7:55 p.m.

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16. ORAL COMMUNICATIONS

16a. Councilmember Lieu announced that the subjects of green building and sustainability would be considered in conjunction with the General Plan update by the Environmental Quality and Energy Conservation Commission on Thursday, May 5 at 7:00 p.m.

16b. Councilmember Lieu suggested exploring available grant programs to fund the purchase of alternative fuel and hybrid vehicles for the city through the Carl Moyer program.

16c. Councilmember Lieu reported attending the Artesia Boulevard dedication ceremony and he commended staff for completion of project traffic improvement.

16e. Councilmember Lieu announced that ShareFest, a group of over 30 churches would be working on public service projects in the South Bay and he encouraged interested parties to call (310) 376-6555 for further information.

16f. Councilmember Mauno indicated that he had testified before the Public Utilities Commission for Torrance businesses to oppose an area code split as the 310 area code still has sufficient numbers left.

16g. Councilmember Mauno reported attending the Community Services Department's Volunteer Appreciation Dinner where the city's 1,400 volunteers were honored, many of

whom are part of the retired community and that after the dinner he stopped at the Armstrong Theatre to see the choral presentation of middle schools.

16h. Councilmember Nowatka echoed Councilmember Mauno's comments about the volunteer dinner and he offered condolences to the family of Deane Dana.

16i. Councilmember Nowatka asked for City Council concurrence to explore hosting next year's Southern California Association of Government Annual Regional Housing Summit noting that he had recently chaired this year's summit in Monrovia.

16j. Councilmember Scotto commended the Public Works Department and employees for a fine job of fixing potholes and patches caused by the intense rainy season, especially on Anza and Sepulveda.

16k. Councilmember Scotto gave kudos to the Parks and Recreation Department for a fine job putting together the Community Services Volunteer Recognition dinner.

16l. Councilmember Scotto announced that the Hometown Heroes Relay would be going through Torrance stopping briefly at Fire Station #5 where the public would have an opportunity to view pieces of fire equipment and make donations to the Alicia Ann Rusch Burn Foundation.

16m. Councilmember Witkowsky offered condolences to the family of Deane Dana.

16n. Councilmember Witkowsky expressed concern for Don Knabe's Field Deputy Tom Martin, who was recently diagnosed with cancer.

16o. Councilmember Witkowsky expressed concern about a possible incident in the southern part of the city and Police Chief Herren explained that no crime had been committed and no abduction had been attempted.

16p. Councilmember Witkowsky announced that ShareFest would be working at Magruder Middle School on Saturday, April 30.

16q. Councilmember Witkowsky announced that the Torrance Historical Society was hosting Strawberry Fields Forever at the Toyota Automotive Museum on Saturday, May 15 at noon. She added that there would be a presentation on the heroic deeds of Ted Tanouye and she encouraged interested parties to contact the Historic Society for further information.

16r. Bonnie May Barnard, Save Historic Old Torrance (SHOT), invited everyone to participate in a Macy's Community Shopping Day on Friday, May 20 to benefit SHOT. She indicated that additional information was available at www.savehistoricaltorrance.com which is a source of information for the entire community. She added that their resource library was open to the public and she asked residents for the use of any old photographs of Torrance they might have for a pictorial history of Torrance that she is working on.

16s. Martin Serna, Torrance Fire Fighters Association, indicated that some proposed budget cuts could bring a reduction of services to citizens and noted that the Fire Department had already made significant cuts and that further hazmat reductions would have the city dependent on other agencies which could make for a longer response time. He acknowledged financial concerns but felt that the city had a reserve and that State

funds were coming back. He suggested taking money out of the reserve rather than making permanent cuts, indicated that they had ideas on how to assist the city with revenue enhancement, that he did not want to see dispatch consolidation and questioned where the funds from the last cuts to safety personnel went.

City Manager Jackson asserted that reserves were designated for high priority areas with guidelines for use established by the City Council. He indicated that Torrance was light on reserves compared to other cities as they have been prudent but also conservative in tucking away money and he recommended against diminishing reserves but instead expanding them due to uncertainties as California still has not resolved budget problems. He indicated that other elements would be brought forward as discussion points when the budget is brought forward for formal consideration and he expressed willingness to discuss issues with the fire department.

Responding to Mayor Walker's comments that the ExxonMobil Fire Department organization seems to be disbursed into a 35-50 member public safety department with a reliance on the Torrance Fire Department, Fire Chief Bongard noted that the Torrance Fire Department asked to be notified of even the smallest incidents and that members of the public safety team receive continuous training and are able to respond promptly.

17. EXECUTIVE SESSION

At 8:20 p.m. the Council recessed to closed session to confer with the City Manager and the City Attorney on the agenda matters listed under 17.A) Conference with Legal Counsel – Existing Litigation and 17.B) Conference with Legal Counsel – Potential Litigation pursuant to California Government Code Section 54956.9 (a) and 54956.9 (b) (3) (B).

At 8:43 p.m. the City Council reconvened in public session with no formal action was taken on any matter considered in closed session.

18. ADJOURNMENT

At 8:43 p.m., the meeting was adjourned to Tuesday, May 3, 2005, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

****** Adjourned in memory of Deane Dana ******

Attest:

/s/ Dan Walker
Mayor of the City of Torrance

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

Approved on September 20, 2005