

July 24, 2001

**MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in a regular meeting at 5:30 p.m. on Tuesday, July 24, 2001, in Council Chambers.

ROLL CALL

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

Absent: None.

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

* Councilmember Messerlian arrived at 5:45 p.m.

16. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on the agenda matter listed under 16.a) Public Employee Performance Evaluation – City Manager pursuant to California Government Code Section 54957.

No formal action was taken on any matter considered in closed session.

The Council reconvened at 7:22 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Boy Scout Troop 966, Scoutmaster Joe Dixon.

The invocation was given by Cantor Ari Perelmuter, Temple Menorah

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 Nowatka and hearing no objection Mayor Hardison so ordered.

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 Nowatka and hearing no objection, Mayor Hardison so ordered

4. **WITHDRAWN OR DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Police Chief Herren announced the annual National Night Out event on Tuesday, August 7, 2001 from 5:00 p.m. - 7:00 p.m. in the east parking lot at City Hall, 3031 Torrance Boulevard with plans for a BBQ and displays of apparatus from both Police and Fire departments.

Mayor Hardison asked that the meeting be adjourned in memory of Fleet Services retiree James Clyde Anderson and retired Firefighter Bruce Smith.

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 2001-80 RE EVELYN A. HARRIS**

RESOLUTION NO. 2001-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING EVELYN A. HARRIS UPON HER RETIREMENT FROM THE CITY AFTER 20 YEARS OF SERVICE.

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-80. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

To be presented at a later date.

6b. **RECOGNITION - TORRANCE LITTLE LEAGUE ANGELS**

Mayor Hardison presented a certificate of recognition to Manager Jerry Wheeler and Coaches Kirk Brubaker and Lou Cook of the Torrance Little League "Angels," winners of the District 27 Tournament of Champions.

6c. **COMMISSION APPOINTMENTS**

Recommendation of the City Clerk that City Council review applications and make appointments to fill vacancies on the Disaster Council, Cable TV Advisory Board, Community Services Commission and Commission on Aging.

Danielle Callas was appointed to the Disaster Council and Carol L. Dean was appointed to the Commission on Aging by unanimous ballots. City Clerk Herbers gave the oath of office to both commissioners.

It was noted that the vacant positions on the Community Services Commission and the Cable Television Advisory Board would be brought back to the City Council after re-advertising as it was past practice of the Council to have at least two applicants from which to choose.

7. **CONSENT CALENDAR**

7a. **MONTHLY INVESTMENT REPORT – JUNE 2001**

Recommendation

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for the month of June 2001

7b. **NARRATIVE AND FINANCIAL REPORTS – YEAR 2000 NON-PROFIT SOCIAL SERVICE AGENCY GRANT RECIPIENTS**

Recommendation

Recommendation of the Community Services Commission and the Parks and Recreation Director that City Council accept and file the Narrative and Financial Reports of completed projects from the year 2000 Non-Profit Social Services Agency Grant recipients: Behavioral Health Services, Inc.; Healthcare and Elder Law Programs; Home Ownership for Personal Empowerment, Inc.; Jewish Family Service of Los Angeles; My Handi-Capable Reporter; New Life Advocacy; Project Touch; Retired & Senior Volunteer Program; South Bay AMI/ABLE Program; So. California Youth & Family Center; St. Paul's United Methodist Church; and Torrance-Lomita Meals on Wheels

7c. **ROOTS AND SHOOTS DONATION**

Recommendation

Recommendation of the Chief of Police that City Council accept, appropriate, and allocate a \$520 donation from the "Roots and Shoots Club" at Arlington Elementary School in Torrance, to be used for the purchase of a bulletproof vest for a Torrance Police Canine.

7d. **AGREEMENTS RE 190TH STREET**

Recommendation

Recommendation of the Engineering Director that City Council:

- 1) Approve the Plans and Specifications for Phase 1 of the 190th Street Rehabilitation Project, Prairie Avenue to Crenshaw Boulevard (Project No. T-31, Plan No. ST-934, Bid No. B2001-13) and for the 190th Street Water Main Replacement Project, Prairie Avenue to Crenshaw Boulevard (Project No. I-56, Plan No. WP-240, Bid No. B2001-13); on file in the Office of the City Clerk;
- 2) Award a Public Works Agreement to Sully-Miller Contracting Co., Inc. in the amount of \$2,468,978.50 and authorize a 5% contingency in the amount of \$123,448.90 for construction of said project;
- 3) Award a Consulting Services Agreement to Berryman & Henigar, Inc. in the amount of \$216,519 for construction management and inspection services for Phases 1 and 2 of the 190th Street Rehabilitation Project, Prairie Avenue to Van Ness Avenue (T-31) and the 190th Street Water Main Replacement Project, Prairie Avenue to Crenshaw Boulevard (I-56); and
- 3) Authorize the Mayor to execute and City Clerk to attest to said Agreements

7e. **PUBLIC WORKS AGREEMENTS (C2001-022) RE RANCO CORPORATION**

Recommendation

Recommendation of the Engineering Director that City Council approve Change Order No. 2 in the amount of \$12,000 to Public Works Agreement (C2001-022) with Ranco Corporation to provide additional replacement of sidewalk, curb and gutter, cross-gutters, pavement and trees under the Residential Curb, Gutter and Sidewalk Replacement Program, I-1 (Northeast Torrance).

7f. **CONTRACT AMENDMENT (C2000-083) RE DIGITAL MAPPING ASSOCIATES, INC.**

Recommendation

Recommendation of the Engineering Director that City Council approve a third amendment to Contract C2000-083 with Digital Mapping Associates, Inc. (DMA) extending the term of the contract to October 31, 2001, for digital aerial photographs.

7g. **AGREEMENT BETWEEN CITY OF LOS ANGELES AND WORKFORCE INVESTMENT NETWORK (WIN) BOARD**

Recommendation of the Workforce Investment Network (WiN) Board and the Human Resources Director that City Council authorize the execution of the 2001-2002 Workforce Investment Act (WIA) agreement from the City of Los Angeles in the amount of \$1,650,000.

7h. **PURCHASE ORDERS RE ANNUAL REQUIREMENT FOR WAREHOUSE/WATER STOCK (B2001-20)**

Recommendation

Recommendation of the Acting General Services Director and the Engineering Director that City Council authorize purchase orders for the purchase of the annual requirement for Warehouse/Water Stock. (B2001-20).

7i. **PURCHASE ORDERS TO PEERLESS AUTOMOTIVE OF TORRANCE, CA**

Recommendation

Recommendation of the Acting General Services Director that City Council authorize purchase orders to Peerless Automotive of Torrance, CA for \$60,000 and Torrance Auto Parts Inc. for \$10,000 in a combined amount not to exceed \$70,000 for the purchase of the City's annual requirement of automotive supply and repair parts on an "as needed basis". The new purchase orders will be for a 12-month term, beginning July 19, 2001 and ending June 30, 2002, to coincide with the fiscal year

7j. **AMENDMENTS RE SIDEWALK RAMPING AND GRINDING AND TRAFFIC SIGN INVENTORY PROJECTS**

Recommendation

Recommendation of the Street Services Director that City Council take the following actions regarding the Sidewalk Ramping and Grinding and Traffic Sign Inventory Projects:

- 1) Approve an amendment to Public Works Agreement (C2000-216) with Central Coast Surface Grinding Company in the amount of \$255,000 for construction of Phase IV;
- 2) Approve an amendment to Consulting Services Agreement (C2000-008) with Project Partners in the amount of \$50,000 for Phase IV inspection services and for continuation of the Citywide traffic sign inventory; and
- 3) Authorize the Mayor to execute and City Clerk to attest to said amendments

7k. **AGREEMENT RE CBM CONSULTING, INC.**

Recommendation

Recommendation of the Street Services Director that City Council approve a Consulting Services Agreement with CBM Consulting, Inc., in the amount of \$78,566 for professional engineering services for improvements at the Civic Center parking lot (FEAP-020).

7l. **AGREEMENT RE E. TSENG & ASSOCIATES**

Recommendation

Recommendation of the Street Services Director that City Council approve a Consulting Services Agreement with E. Tseng & Associates in the amount of \$32,000. This agreement will cover reporting and documentation required for the revision of base year data and the 2000 annual report needed for waste management compliance with State mandates.

7m. **AGREEMENT RE MWH AMERICAS, INC**

Recommendation

Recommendation of the Engineering Director that City Council:

- 1) Approve an agreement with MWH Americas, Inc., in an amount not to exceed \$38,950 to provide Engineering Services to prepare an Energy Conservation Study for the City's Water Operations Facilities and to prepare applications for Energy Conservation Grant Money;
- 2) Authorize \$10,000 for City Project Management;
- 3) Appropriate \$48,950 from the Water Enterprise Fund for the Energy Conservation Study (I-66) and City Project Management; and
- 4) Authorize the Mayor to execute and City Clerk to attest to the agreement on behalf of the City.

7n. AGREEMENT RE CDS NET, INCORPORATED

Recommendation

Recommendation of the Transit Director that City Council authorize the Mayor to execute and City Clerk to attest to an agreement with CDS Net, Incorporated, to collect, analyze and prepare passenger ridership data as required by the Federal National Transit Database (NTD) for a cost not to exceed \$50,000.

7o. PURCHASE ORDER RE SOUTHERN COUNTIES OIL COMPANY OF ORANGE, CALIFORNIA

Recommendation

Recommendation of the Acting General Services Director, Transit Director, and Fire Chief that City Council authorize the award of a purchase order in an anticipated amount not to exceed \$1,517,000 annually, to Southern Counties Oil Company of Orange, California (d.b.a. Total Energy Products), to furnish the City's anticipated unleaded gasoline and diesel fuel requirements for a one (1) year period (7/01/01 – 6/30/02)

MOTION: Councilmember Walker moved for the approval of Consent Calendar items 7a through 7o as written. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval with Councilmember Witkowsky abstaining from item 7b.

11. ADMINISTRATIVE MATTERS

11a. RESOLUTION NO. 2001-84 RE HAWTHORNE/DEL AMO BOULEVARD INTERSECTION CAPACITY ENHANCEMENT

Recommendation of the Engineering Director that City Council adopt a resolution authorizing the Mayor to execute and City Clerk to attest to Program Supplement No. 583 to Administering Agency-State Agreement No. 000249 with Caltrans for State funds for Hawthorne/Del Amo Boulevard Intersection Capacity Enhancement project (T-39).

Engineering Director Burtt noted that the Resolution would allow them to receive the funds to begin the project.

RESOLUTION NO. 2001-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE PROGRAM SUPPLEMENT AGREEMENT NO. 583 TO ADMINISTERING AGENCY-STATE AGREEMENT NO. 000249 BETWEEN THE CITY OF TORRANCE AND THE STATE OF CALIFORNIA FOR THE HAWTHORNE/DEL AMO BLVD INTERSECTION CAPACITY ENHANCEMENT PROJECT.

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-84. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

11b. CONTINUED STATE OF EMERGENCY FOR CAROLWOOD DRIVE AND SINGINGWOOD DRIVE

Recommendation of the City Manager and City Attorney that City Council continue the state of local emergency proclaimed March 2, 2001 for properties located on Carolwood Drive and Singingwood Drive.

Building and Safety Manager Isomoto reported that the geologist had completed a substantial amount of work in the field and would be conducting the analysis and formulating a report with suggested mitigations.

MOTION: Councilmember Walker moved to concur with the staff recommendation. Councilmember Scotto seconded the motion and hearing no opposition, Mayor Hardison so ordered.

11c. AGREEMENT RE FOUNDATION FOR AFFORDABLE HOUSING AND SIMPSON HOUSING SOLUTIONS, LLC

Recommendation of the Land Management Team that City Council enter into an Exclusive Negotiation Agreement for a period of 180 days with the Foundation for Affordable Housing and Simpson Housing Solutions, LLC to develop an affordable senior citizen housing complex with a market rate element at 1780-1844 Plaza Del Amo contingent upon the City acquiring the property and direct staff to prepare and the Mayor to execute said document.

Councilmember Scotto excused himself from the dais as his business is located within 300 feet of the project.

Assistant to the City Manager Sunshine provided a summary of the material noting that it was the culmination of a long and thorough process by the Land Management Team to find a developer for the subject property.

Mayor Hardison stated that there was a timeframe for the City to come up with an agreement to allow an understanding of financial commitments from both sides and noted pleasure that they were moving forward as affordable senior housing is important in the community.

Craig Farmer, Simpson Housing Solutions, introduced himself noting that they were honored and grateful to be the proposed developer.

MOTION: Councilmember Nowatka moved to concur with the staff recommendation. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval, absent Councilmember Scotto.

Assistant to the City Manager Sunshine gave special thanks to Michael Bihn for his diligent work on the project.

Councilmember Scotto returned to the dais.

12. HEARINGS

12a. RESOLUTIONS AND ORDINANCE RE 802 SARTORI AVENUE

Recommendation of the Planning Commission and the Planning Director that City Council deny the appeal and take the following action on property located at 802 Sartori Avenue:

- 1) Adopt a Negative Declaration (EAS00-00016);
- 2) Adopt a Resolution approving a General Plan Amendment (GPA01-00002) changing the General Plan designation from Medium-Density Residential to Commercial Center;
- 3) Adopt an Ordinance for a zone change (ZON00-00006) from R-3 (Limited Multiple-Family Residential District) to R-D (Residential Downtown District);
- 4) Adopt an Ordinance Summary for publication; and
- 5) Adopt Resolutions approving:
 - a) Conditional Use Permit (CUP00-00043) to allow the construction of a ten-unit condominium project with a Floor Area Ratio over 0.6; and
 - b) Tentative Tract Map (TTM53339) for condominium purposes.

GPA01-00002, ZON00-00006, (EAS00-00016), CUP00-00043, TTM53339:
MICHAEL MULLIGAN/SUBTEC - CHERYL VARGO

Mayor Hardison opened the public hearing at 7:58 p.m.

Planning Director Gibson presented the material of record noting that they were looking forward to recycling the dilapidated units.

Mayor Hardison cited concerns that green space was being shortchanged and Planning Director Gibson indicated that staff could work with the applicant to enhance the aesthetics of the project by making open areas landscaped.

Mayor Hardison expressed concerns regarding project appearance while acknowledging that the Planning Department had been working with the applicant and the architect and would continue to try to enhance the elevation so that the project had an aesthetic face as it looks out onto the street. Planning Director Gibson noted that the access would be through a single driveway off the alley.

Councilmember Scotto received clarification that there were patios on the first floor and balconies on the second floor.

In response to an inquiry from Councilmember Witkowsky, Planning Director Gibson noted that it was their intent to make the housing affordable.

Cheryl Vargo, representing Mike Mulligan, provided history on the item and compared it to a previous project on Arlington and Van Ness by the same developer. She explained that their goal was to provide affordable housing and noted that although the units have 3 bedrooms, they are small and the need for the third parking space is not there which allows room for the green space. She reported that one of the qualifying provisions for the project was that the access be from the alley which helps preserve

parking as there are no curb cuts and she pointed out that the two street frontages would have large greenbelts to provide a good street presence.

In response to an inquiry from Councilmember Witkowsky, Ms. Vargo indicated that the price was expected to be approximately \$275,000 and she noted that 16 of 18 of the units in the previous project were sold to first time buyers.

In response to concerns raised by Mayor Hardison, Ms. Vargo stated that there would be balconies to break the façade and minimize the boxy look and she indicated that they would work with staff to address that concern.

Mayor Hardison received clarification that under the provisions of the California Environmental Quality Act the project would not make a significant impact on the environment.

MOTION: At 8:15 p.m. Councilmember Messerlian moved to close the public hearing. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Walker moved to adopt a negative declaration. Councilmember Cribbs seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A GENERAL PLAN AMENDMENT (GPA01-00002) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE OF THE GENERAL PLAN LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL CENTER FOR PROPERTY LOCATED IN THE R-3 ZONE (CHANGE OF ZONE TO R-D PENDING) AT 802 SARTORI AVENUE. GPA01-00002: MICHAEL MULLIGAN

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-85. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

ORDINANCE NO. 3503

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO AMEND DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 802 SARTORI AVENUE FROM R-3 (LIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO R-D (RESIDENTIAL DOWNTOWN DISTRICT)

MOTION: Councilmember Messerlian moved to adopt Ordinance No. 3503. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

MOTION: Councilmember Messerlian moved to authorize publication of the ordinance summary. Councilmember Walker seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-86

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TEN-UNIT CONDOMINIUM PROJECT IN THE R-3 ZONE (CHANGE OF ZONE TO R-D PENDING) AT 802 SARTORI AVENUE.
CUP00-00043: MICHAEL MULLIGAN**

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-86. Councilmember Witkowsky seconded the motion and a roll call vote reflected unanimous approval.

RESOLUTION NO. 2001-87

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING AN APPEAL AND APPROVING A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES ON PROPERTY LOCATED IN THE R-3 ZONE AT 802 SARTORI AVENUE (CHANGE OF ZONE TO R-D PENDING)
TTM53339: MICHAEL MULLIGAN**

MOTION: Councilmember Messerlian moved to adopt Resolution No. 2001-87. Councilmember Scotto seconded the motion and a roll call vote reflected unanimous approval.

14. 2ND READING ORDINANCES

14a. ORDINANCE NO. 3502

Second and final reading of Ordinance No. 3502 adding a new Article 48 to Chapter 1 of Division 9 of the Torrance Municipal Code to establish the Downtown Residential Multiple-Family District.

ORDINANCE NO. 3502

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW ARTICLE 48 TO CHAPTER 1 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ESTABLISH THE DOWNTOWN RESIDENTIAL MULTIPLE-FAMILY DISTRICT.

MOTION: Councilmember Messerlian moved to adopt Ordinance No. 3502. Councilmember Nowatka seconded the motion and a roll call vote reflected unanimous approval.

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The Torrance Redevelopment Agency met from 8:20 p.m. to 8:21 p.m.

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15. ORAL COMMUNICATIONS

15a. Councilmember Messerlian announced the Chamber of Commerce Annual Food and Wine Festival to benefit the Volunteer Center on Saturday, August 18 at Honda.

16. EXECUTIVE SESSION

Considered earlier.

17. ADJOURNMENT

At 8:23 p.m., the meeting was adjourned to Tuesday, August 7, 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
James Clyde Anderson
and
Bruce Smith***

Attest:

Mayor of the City of Torrance

Sue Herbers
City Clerk of the City of Torrance

Approved on August 28, 2001