

February 20, 2001

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

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 5:30 p.m. on Tuesday, February 20, 2001, in City Council Chambers at Torrance City Hall.

ROLL CALL

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

*Arrived at 5:32 p.m.

Absent: None.

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

Agenda Item 16 was considered out of order at this time.

16. EXECUTIVE SESSION

At 5:30 p.m., pursuant to Government Code Sections 54957.6, 54957 and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda under 16a) Conference with Labor Negotiator; 16b) Public Employee Performance Evaluation – City Manager; and 16c) Real Property – Conference with Real Property Negotiator.

The Council reconvened in Council Chambers at 7:11 p.m.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Ralph Ishmael, retired Fleet Services Director.

Pastor Wendall Woodson, Calvary Chapel, gave the invocation for the meeting.

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, there being no objection, it was so ordered by Mayor Hardison.

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, there being no objection, it was so ordered by Mayor Hardison.

Mayor Hardison asked that the meeting be adjourned in memory of retired Fire Captain Albert Knappenberger.

4. **WITHDRAWN OR DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Cribbs announced a meeting of the Armed Forces Day Committee on March 2, 2001 at 8:15 a.m. at the Police Department.

Police Chief Herren alerted the community to a scam where seniors are called by individuals purporting to be a relative asking for money for airline tickets. The caller engages the victim in conversation to obtain the name of a relative, and then another individual comes to the house to pick up the money. Chief Herren advised anyone receiving such a call to try to obtain a phone number and/or address and report to the police as soon as possible. He cautioned everyone not to give out any personal information on the telephone in order to foil identity theft that is on the rise. Police Chief Herren also noted that a joint program of the Redondo and Torrance police, titled *Keep Safe*, was being developed to help prevent financial abuse of the elderly.

7. **CONSENT CALENDAR**

7a. **AUTHORIZATION FOR SALE OF SURPLUS VEHICLES**

Recommendation

Recommendation of the **General Services Director** that City Council authorize the sale of one (1) surplus/obsolete vehicle to Torrance Unified School District.

7b. **PURCHASE ORDER RE SEWER JETTING TRUCK**

Recommendation

Recommendation of the **General Services Director** that City Council authorize the award of a purchase order to Haaker Equipment Company of Pomona, California, in the amount of \$144,225.36 for the purchase of an International Model 2554 Sewer Jetting Truck.

7c. **AGREEMENT RE LAS CANCHAS TENNIS FACILITY LIGHTING**

Recommendation

Recommendation of the **Parks and Recreation Director** that City Council:

- 1) Accept the bid (B2000-38) and award a contract in the amount of \$148,000 to Rokni Electric Company, Inc., for the replacement of the Las Canchas Tennis Facility Lighting System;
- 2) Authorize a 5% contingency in the amount of \$7,400;
- 3) Appropriate an additional \$65,053 from the Parks & Recreation Open Space Funds; and
- 4) Authorize the Mayor to execute and the City Clerk to attest said Agreement.

7d. **CITY OF TORRANCE DISADVANTAGED BUSINESS ENTERPRISE PROGRAM**

Recommendation

Recommendation of the **City Manager** that City Council adopt a revised Disadvantaged Business Enterprise (DBE) Program for projects receiving funds from the United States Department of Transportation, Federal Highway Administration (FHWA), rescinding the existing DBE Program approved June 3, 1997.

7e. **CONTRACT FOR REPAIR OF CITY-OWNED VEHICLES**

Recommendation

Recommendation of the **General Services Director** and the **Fire Chief** that City Council approve a contract with Harbor Diesel and Equipment, Inc., Long Beach, California, for the repair of engines and transmissions in City owned vehicles in an amount not to exceed \$60,000. The term of service shall be March 14, 2001 through March 14, 2002.

7f. **HAWTHORNE/ DEL AMO BOULEVARD INTERSECTION CAPACITY ENHANCEMENT PROJECT**

Recommendation

Recommendation of the **Engineering Director** that City Council:

- 1) Modify the 1999-2005 Capital Budget to include a new project entitled: "Hawthorne/Del Amo Boulevard Intersection Capacity Enhancement" (T-39);
- 2) Approve a Letter of Agreement (LOA) with the Metropolitan Transportation Authority (MTA) to obtain State funds for the project and authorize the Mayor to sign and the City Clerk to attest to the LOA;
- 3) Appropriate \$240,000 in Gas Tax funds previously allocated to the Residential Streets Rehabilitation Program (I-5) and \$438,000 from the MTA grant when the funds are received for the new project (T-39); and
- 4) Appropriate Assembly Bill 2928 funds in the amount of \$240,000 to the Residential Streets Rehabilitation Program (I-5) to replace the Gas Tax funds.

MOTION: Councilmember Walker moved for the approval of Consent Calendar Items 7a through 7f. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11. **ADMINISTRATIVE MATTERS**

11a. **REDEVELOPMENT STUDY AREA – 21405 S. MADRONA AVENUE**

Recommendation

Recommendation of the **City Manager** for City Council to direct staff to:

- 1) Initiate the redevelopment project area designation process to include a survey area;
- 2) Begin the formulation of a preliminary plan; and
- 3) Develop a proposed project area for property located at 21405 S. Madrona Avenue, currently operating as Wards Department Store.

MOTION: Councilmember Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

12. HEARINGS

12a. GPA00-00002, ZON00-00002: MICHAEL MULLIGAN/CITY OF TORRANCE

Recommendation

Recommendation of the **Planning Commission** and **Planning Director** that City Council:

- 1) Adopt a Negative Declaration (EAS00-00007);
- 2) Adopt a Resolution approving a General Plan Amendment (GPA00-00002) from Local Commercial to Medium Density Residential for the subject properties;
- 3) Adopt an Ordinance approving a Zone Change (ZON00-00002) from CR (Restricted Commercial) to R-3 (Limited Multiple Family Residential on property located at 2303, 2311 and 2313 Arlington Avenue; and
- 4) Approve an Ordinance Summary for publication.

**GPA00-00002; ZON00-00002; EAS00-00007:
MICHAEL MULLIGAN/CITY OF TORRANCE**

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

In response to Mayor Hardison's inquiry, Planning Manager Isomoto offered clarification that the area of the Zone Change and General Plan Amendment includes the project site and the two lots to the north where a Pacific Sales warehouse and a church are located. She reported that staff notified the church several times of the proposed Zone Change and General Plan Amendment but received no response. She noted that the change would not affect the church as it will remain a legal non-conforming use.

Ms. Cheryl Vargo, representing the applicant, reported that during the acquisition process, the real estate agent and Michael Mulligan had had several conversations with the hierarchy of the church regarding this proposal. She briefly described the project and noted that she had provided a comparison chart of condominium projects in the surrounding area to demonstrate that the project would be consistent with the neighborhood.

Councilmember Walker commented on the project's close proximity to the railroad tracks. Ms. Vargo advised that the applicant was required to conduct an acoustical study as part of the Planning process and that such features as an eight-foot high block wall and double-paned windows would be used to mitigate the impact.

Mayor Hardison questioned whether potential homebuyers would be informed about the railroad tracks. Ms. Vargo stated that, with a project of this size, the California Department of Real Estate requires that a report be distributed to potential buyers which discloses any hazards, including railroad tracks.

Councilman Messerlian commented that he was pleased to see such a well-designed project, noting that Mr. Mulligan had done an excellent job on the project at the corner of Arlington and Van Ness.

MOTION: Councilmember Messerlian moved to close the public hearing. The motion was seconded by Councilmember Walker and passed by unanimous roll call vote.

MOTION: Councilmember Messerlian moved to adopt a Negative Declaration. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

RESOLUTION NO. 2001-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (GPA00-00002) AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 34 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE GENERAL PLAN DESIGNATION FROM LOCAL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL ON PROPERTY LOCATED IN THE R-3 ZONE (SUBJECT TO FINAL READING OF PENDING ORDINANCE) AT 2303, 2311, AND 2313 ARLINGTON AVENUE

**GPA00-00002 (EAS00-00007):
MICHAEL MULLIGAN/CITY OF TORRANCE**

MOTION: Councilmember Messerlian moved for the adoption of Resolution No. 2001-14. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

ORDINANCE NO. 3494

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, 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: MICHAEL MULLIGAN/CITY OF TORRANCE

MOTION: Councilmember Messerlian moved for the adoption of Ordinance No. 3494. The motion was seconded by Councilmember Cribbs and passed by unanimous roll call vote.

MOTION: Councilmember Messerlian moved to approve the publication of an Ordinance Summary. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

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The Redevelopment Agency met from 7:35 p.m. to 7:36 p.m.

15. ORAL COMMUNICATIONS

Fire Chief Bongard announced that the 29th Annual Spaghetti Dinner sponsored by Torrance Fire Fighters Association would be held on March 10, 2001 at the Ken Miller Recreation Center from 4:30 p.m. to 8:00 p.m. at a cost of \$12 per family or \$5 per individual.

Councilmember Cribbs invited the public to attend the opening of the lower level of the Katy Geissert Library on Thursday, February 22, 2001 at 3:30 p.m.

Councilmember Witkowsky noted that Retired Senior & Volunteer Program (R.S.V.P.) would be honoring 600 senior volunteers on March 2, 2001.

16. EXECUTIVE SESSION

At 7:39 p.m., the City Council recessed to continue consideration of items listed on the agenda under Executive Session. The Council reconvened in open session at 10:17 p.m. No formal action was taken on any item considered in closed session.

17. ADJOURNMENT

At 10:17 p.m., the meeting was adjourned to Tuesday, February 27, 2001 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in Council Chambers.

***Adjourned in Memory of
Retired Fire Captain Albert Knappenberger***

Attest:

Mayor of the City of Torrance

Sue Herbers
City Clerk of the City of Torrance

Approved on April 3, 2001