

**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 6:30 p.m. on Tuesday, June 28, 2005 in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Lieu*, Mauno McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.
*Arrived at 6:33 p.m.

Absent: None.

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

Agenda Item 17 was considered out of order at this time.

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Labor Negotiator and Redevelopment Agency Real Property - Conference with Real Property Negotiator, pursuant to California Government Code Sections 54957.6 and 54956.8.

The Council reconvened in Council Chambers at 7:16 p.m. with all members present. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember McIntyre.

Councilmember Witkowsky gave the non-sectarian invocation for the meeting.

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 passed by unanimous roll call vote.

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 passed by unanimous roll call vote.

4. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson announced that Item 11B had been withdrawn

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Nowatka announced that the 25th annual 4th of July Celebration at Wilson Park would begin at 11:00 a.m. with the firework show at 9:00 p.m. He noted that free shuttle buses will be operating between 9:00 a.m. and 10:00 p.m. from both the Civic Center and Del Amo Fashion Center to Wilson Park.

Councilmember Nowatka announced Southern California Edison's 20/20 Summer Savings Program, effective June 5 through October 2, which rewards residents and businesses that reduce their energy consumption by 20%, as compared to 2004, with an additional 20% discount on their utility bills.

Councilmember McIntyre noted that the Torrance Rose Float Committee had met to explore funding options and encouraged donations and volunteers.

Mayor Walker asked that the meeting be adjourned in memory of Michael Kennedy, former CitiCable 3 sporting event announcer, who passed away recently, and State Assemblyman Mike Gordon, who passed away June 25, 2005.

Each Councilmember shared remembrances of Mike Gordon and expressed condolences to his family.

6. COMMUNITY MATTERS

6A. RESOLUTION NO. 2005-49 RE RICHARD WARREN

RESOLUTION NO. 2005-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING RICHARD WARREN UPON HIS RETIREMENT FROM THE
CITY AFTER TWENTY-TWO YEARS OF SERVICE

MOTION: Councilmember Scotto moved for the adoption of Resolution No. 2005-49. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

To be presented at a later date.

6B. PROCLAMATION RE "PARKS AND RECREATION MONTH"

Mayor Walker presented a proclamation to Parks and Recreation Commission Chairman John McGee declaring the month of July 2005 as ***Parks and Recreation Month*** in the City of Torrance and urging all residents to enjoy, recognize and help promote the benefits derived from participation in programs offered by the Torrance Community Services Department.

7. CONSENT CALENDAR

7A. APPROVAL OF MINUTES OF MAY 3, 2005

7B. INVESTMENT REPORT FOR MAY 2005

Recommendation

Recommendation of the **City Treasurer** that City Council accept and file the monthly investment report for the month of May 2005. (*Companion to Redevelopment Agency Agenda Item 4A*)

7C. PURCHASE AGREEMENTS FOR ANNUAL REQUIREMENT OF BOOKS, AUDIO/VIDEO MATERIALS, ELECTRONIC DATABASES AND SUPPLIES

Recommendation

Recommendation of the **Community Services Director** that City Council authorize purchase agreements in a combined total not to exceed \$450,455 to:

- 1) Baker and Taylor in the amount of \$260,000;
- 2) Gale Group in the amount of \$76,000;
- 3) ProQuest Information and Learning in the amount of \$40,000;
- 4) Baker and Taylor Entertainment in the amount of \$17,000;

- 5) Random House, Inc., in the amount of \$22,000;
- 6) Demco Company in the amount of \$18,000; and
- 7) Newsbank, Inc. in the amount of \$17,455.

These are for the purchase of the annual requirement of various books, audio and video materials, electronic databases, and miscellaneous library supplies on an as needed basis for the Torrance Public Library system for FY 2005-2006.

7D. PURCHASE OF ELECTRONIC DATABASES

Recommendation

Recommendation of the **Community Services Director** that City Council approve the sole source purchase of three electronic databases from EBSCO, Inc. for \$30,025.

7E. AMENDMENT TO TORRANCE CULTURAL ARTS CENTER FOUNDATION AGREEMENT

Recommendation

Recommendation of the **General Services Director** that City Council approve an amendment of the Torrance Cultural Arts Center Foundation agreement to extend the agreement for a period commencing July 1, 2005 and expiring June 30, 2006, in an amount not to exceed \$80,000.

7F. EXTENSION OF CONTRACT FOR FINANCE DEPARTMENT RENOVATION

Recommendation

Recommendation of the **General Services Director** that City Council authorize a contract term extension from June 30, 2005 to December 31, 2005 for William Loyd Jones Architect for the Finance Department Renovation (FEAP #398)

7G. CONTRACT FOR JOSLYN GALLERY EXTERIOR IMPROVEMENTS

Recommendation

Recommendation of the **General Services Director** that City Council:

- 1) Award a contract to Action Contractors for \$329,700 with a 5% contingency of \$14,685 for the Joslyn Center Exterior Improvements (FEAP #485) (B2005-31);
- 2) Authorize a project management fee of \$32,970 and \$5,000 in professional services; and
- 3) Appropriate \$384,155 from the Parks and Recreation Facility Fund to the Joslyn Center Exterior Improvements (FEAP #485).

7H. PURCHASE OF EXCESS WORKERS COMPENSATION INSURANCE

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the purchase of excess workers' compensation insurance from CSAC Excess Insurance Authority through Driver-Alliant Insurance Services, the City's insurance broker, at a premium not to exceed \$155,425. The policy period will be July 1, 2005 to July 1, 2006.

7I. RENEWAL OF EXCESS LIABILITY INSURANCE

Recommendation

Recommendation of the **Human Resources Director** that City Council approve the renewal purchase of excess liability insurance, for the period of July 1, 2005 to July 1, 2006, at an annual premium \$319,000.

7J. REVISED CLASS SPECIFICATIONS FOR DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER

Recommendation

Recommendation of the **Human Resources Director** and the **Civil Service Commission** that City Council approve the revised class specification of Deputy Public Works Director/City Engineer.

7K. SIX-PARTY CONJUNCTIVE USE AGREEMENT

Recommendation

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

- 1) Approve a Six Party Conjunctive Use Agreement between the Central Basin Municipal Water District, the City of Compton, the City of Long Beach, the City of Los Angeles, the West Basin Municipal Water District, and the City of Torrance; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to the agreement on behalf of the City.

7L. PURCHASE ORDER FOR PERVO BRAND TRAFFIC PAINT

Recommendation

Recommendation of the **Public Works Director** that City Council authorize a purchase order to be issued to Pervo Paint of Los Angeles, CA, in the amount not to exceed \$60,000, for the sole source purchase of Pervo brand traffic paint on an as needed basis, from July 1, 2005 through June 30, 2006.

7M. CONTRACT SERVICES AGREEMENT FOR VAPOR ROOTING OF SEWER LINES

Recommendation

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

- 1) Approve a contract services agreement in the amount of \$31,688.28 with Pacific Sewer Maintenance for vapor rooting of City sewer lines (B2005-34); and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

7N. CONTRACT RE TRAFFIC CONTROL EQUIPMENT AND SIGNAL HARDWARE

Recommendation

Recommendation of the **Public Works Director** that City Council authorize a vendor contract to be issued to Econolite Control Products of Anaheim, CA, in the amount not to exceed \$90,000, for the sole source purchase of traffic control equipment and signal hardware on an as needed basis from August 1, 2005 to July 31, 2006.

7O. REJECTION OF ALL BIDS TO PROVIDE TRANSFER STATION SERVICES AND ONE-MONTH EXTENSION OF EXISTING CONTRACT

Recommendation

Recommendation of the **Public Works Director** to reject all bids received on June 9, 2005 to provide transfer station services, (B2005-35), and to amend the existing contract with Waste Management to extend services for one month at a rate of \$40.75 per ton until a new contract is awarded.

7P. CITYWIDE RAMPING AND GRINDING PROJECT (CIP 1-55)

Considered separately, see page 6.

7Q. LESSOR ESTOPPEL CERTIFICATE/CONSENT TO ASSIGNMENT OF LEASE RE MADISON PARK CENTER

Recommendation

Recommendation of the **Land Management Team** that City Council:

- 1) Authorize the Mayor to execute and the City Clerk to attest to a Lessor Estoppel and Consent to Assignment of Lease from M.L. Apartments, L.L.C., an Arizona limited liability company, and JAS Madison I, LLC, a Delaware limited liability company for City-owned property located at 3445, 3511 and 3525 Pacific Coast Highway in the City of Torrance for the center known as Madison Park (C-2738); and
- 2) Consent to sub-leases at the subject site with Coast Surgery Center and COR Healthcare. (*Supplemental material*)

7R. CONTRACT AMENDMENT RE PARKING CITATION SERVICES

Recommendation

Recommendation of the **City Treasurer** that City Council:

- 1) Approve an amendment extending the contract agreement with the City of Inglewood (C2003-131) to provide data processing services regarding parking citations for two-years, beginning July 1, 2005. The contract amount for Fiscal Year 2005-2006 totals \$35,500 and Fiscal Year 2006-2007 is \$36,500; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

7S. CONTRACTS FOR REPLACEMENT/LICENSING/MAINTENANCE OF AIRPORT NOISE MONITORING SYSTEM

Recommendation

Recommendation of the **Airport Commission** and the **Community Development Department** that City Council approve a contract with Lochard Corporation for replacement of the Airport Noise Abatement system at a cost of \$256,000 with a 5% contingency fee of \$12,800.

The **Community Development Department** further recommends that City Council approve a maintenance agreement with Lochard Corporation for a three year term, with an optional two year extension at \$48,720 per year with a Consumer Price Index (CPI) increase beginning the second year and yearly thereafter until the end of the contract.

7T. APPROPRIATION OF FUNDS FOR TORRANCE TEEN CENTER (THE ATTIC) IMPROVEMENTS

Recommendation

Recommendation of the **Community Services Director** and the **Torrance Youth Council** that City Council appropriate \$62,370 from the Attic and Youth Council Donation Accounts for improvements at the Torrance Teen Center (FEAP #512).

7U. APPROVAL OF EXPENDITURE FOR TREE HOUSE SITE PREPARATION

Recommendation

Recommendation of the **Community Services Director** that City Council approve an expenditure in an amount not to exceed \$5,000 for costs associated with site preparation for construction of a universally-accessible tree house at Wilson Park. (*Supplemental Material*)

7V. CONTRACT WITH L.A. DEPARTMENT OF COMMUNITY AND SENIOR SERVICES

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the addition of funds (\$8,442) to the Program Year 2005-2006 Workforce Investment Act service agreement between the City of Torrance and the County of Los Angeles.

7W. AMENDMENT TO VOCATIONAL TRAINING AGREEMENT

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the execution of an amendment to agreement with Camino Real (C2002-278) to extend the vocational training agreement until December 31, 2006. No funding is being added.

7X. AMENDMENT TWO TO COMMUNITY CONNECTION SUBLEASE

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the Mayor to execute and the City Clerk to attest to Amendment Two to the sublease by and between the City of Torrance and Community Connection Resource Center (C2003-172) extending the sublease until June 30, 2006.

7Y. EXECUTION OF YOUTH SERVICES AGREEMENTS

Recommendation

Recommendation of the **Human Resources Director** and the **Workforce Investment Network Executive Committee** that City Council:

- 1) Authorize the execution of Workforce Investment Act (WIA) service agreements with Los Angeles Unified School District (\$37,722), Joint Efforts Incorporated (\$54,069), and Southern California Regional Occupational Center (\$25,149); and
- 2) Authorize the execution of CalWorks service agreements with Los Angeles Unified School District (\$55,981) and Southern California Regional Occupational Center (\$37,320).

7Z. FUNDING AGREEMENT FOR HARBOR WORKSOURCE CENTER

Recommendation

Recommendation of the **Human Resources Director** that City Council authorize the execution of the 2005-2006 Workforce Investment Act (WIA) funding agreement with the City of Los Angeles to provide \$1,034,105 for the operation of the Harbor Worksource Center.

MOTION: Councilmember Witkowsky moved for the approval of Consent Calendar Items 7A through 7Z, with the exception of 7P. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

Consent Calendar Item 7P was considered at this time.

7P. CITYWIDE RAMPING AND GRINDING PROJECT (CIP 1-55)

Recommendation

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

- 1) Appropriate \$250,000 from bond proceeds and allocate the funds to CIP 155, the Citywide Sidewalk Ramping and Grinding Project;
- 2) Approve a Third Amendment to public works agreement with Hardy & Harper, Inc. (C2003-149) in the amount of \$208,000, for a new not-to-exceed amount of \$976,345, and extend the term through July 31, 2006;

- 3) Approve a Second Amendment to consulting services agreement with Project Partners (C2004-146) in the amount of \$27,000 for increased project inspection of CIP I-55, for a new not-to-exceed amount of \$171,000, and extend the term to July 31, 2006;
- 4) Authorize an expenditure of up to \$15,000 for construction administration;
- 5) Authorize the Mayor to execute and the City Clerk to attest to said amendments; and
- 6) As follow through on budget action of City Council from the past weeks it is recommended that \$300,000 of the funds identified as savings in this item be set aside for offset of construction crew for Fiscal Year 2005-2006.

Councilmember Witkowsky commended Public Works staff for their ongoing efforts to repair City sidewalks, noting that claims for injuries from displaced sidewalks have decreased from 29 in 1995 to only 3 in 2003-04.

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

8. COMMUNITY SERVICES

8A. AMENDMENT OF ORDINANCE NO. 3665

Recommendation

Recommendation of the **Community Services Director** that City Council amend Ordinance No. 3665 introduced and approved on June 21, 2005, in order to further regulate the parking of vehicles and carts from which food products or merchandise are sold on City parks and park parking lots.

Administrative Analyst Witzansky noted that this is a follow-up item to last week's item regarding the regulation of food vendors at City parks. He explained that an ordinance was introduced and approved at last week's meeting which limited the parking of lunch wagons/vendor carts to 20 minutes per day at City parks; that the Council directed staff to explore the possibility of further restricting these vehicles during major City events due to concerns about public safety; and that as a result, staff was proposing an amendment that would prohibit these vehicles from parking at Wilson Park during the Farmers Market, the Halloween Carnival, the 4th of July Celebration and seasonal boutiques. He reported that vendors who are participants in City-sponsored events would be exempt.

Mayor Walker asked that staff continue to look into this matter, because he believes further regulation is necessary due to the proliferation of unlicensed and unregulated vendors at City parks.

In response to Councilmember Witkowsky's inquiry, Administrative Analyst Witzansky discussed efforts to ensure that these vehicles do not create a safety hazard at the upcoming 4th of July Celebration at Wilson Park.

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

ORDINANCE NO. 3665

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE
 ADDING A NEW SECTION 8 OF ARTICLE 2 OF CHAPTER 9 OF DIVISION
 4 REGULATING THE PARKING OF VEHICLES, CARTS, ETC. FROM
 WHICH FOOD PRODUCTS OR MERCHANDISE ARE SOLD ON CITY
 PARKS AND CITY PARK PARKING LOTS

MOTION: Councilmember Scotto moved for the adoption of Ordinance No. 3665 as amended. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11. ADMINISTRATIVE MATTERS

11A. SETTING OF PUBLIC HEARING DATE FOR ADOPTION OF CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS

Recommendation

Recommendation of the **Community Development Director** that City Council set the date of July 12, 2005 for a public hearing to consider a proposed ordinance adopting the 2004 California Electrical Code with local amendments.

Community Development Director Gibson reported that the hearing is necessary in order to update the City's Electrical Code.

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

11B. MEMORANDUM OF INTENT WITH TORRANCE CITY EMPLOYEES ASSOCIATION

Recommendation

Recommendation of the **City Manager** that City Council approve Memorandum of Intent between the Torrance City Employees Association (TCEA) and the City that will affect the hours, wages, and working conditions of TCEA.

This item was withdrawn.

Agenda Item 15 was considered out of order.

15. SECOND READING ORDINANCES

15A. SECOND AND FINAL READING OF ORDINANCE NO. 3665

This item was withdrawn due to action taken on Item 8A, amending the previously adopted ordinance, see pages 8-9.

15B. SECOND AND FINAL READING OF ORDINANCE NO. 3666

ORDINANCE NO. 3666

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 25535 HAWTHORNE BOULEVARD FROM HBCSP-WT (HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE- WALTERIA SUB-DISTRICT) TO HBCSP-HMD (HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN ZONE-HOSPITAL MEDICAL DISTRICT).

MOTION: Councilmember Witkowsky moved for the adoption of Ordinance No. 3666. The motion was seconded by Councilmember Lieu and passed by 5-2 roll call vote, with Councilmembers Nowatka and Scotto dissenting.

*

The Council met as the Redevelopment Agency from 7:44 p.m. to 7:46 p.m.

12. **HEARINGS**

12A. **RECOGNITION OF OLMSTED DISTRICT/CREATION OF VOLUNTARY HISTORIC PRESERVATION PROGRAM**

Recommendation

Recommendation of the **Community Planning and Design Committee** that City Council

- 1) Adopt a Resolution to officially recognize the original Torrance Tract as the Olmsted District,
- 2) Direct staff to prepare an ordinance for adoption that would create a voluntary historic preservation program that takes advantage of the Mills Act, and
- 3) Direct staff to prepare architectural design guidelines for historic preservation for the Planning Commission and City Council's consideration and approval.

LUS04-00001: CITY OF TORRANCE

Mayor Walker 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.

Councilmember Nowatka announced that, on the advice of the City Attorney, he was abstaining from consideration of this item because he lives within the boundaries of the subject area and has a conflict of interest. He exited Council Chambers.

Councilmember Scotto announced that, on the advice of the City Attorney, he was also abstaining from consideration of this item because his business is located at 1750 W. 223rd Street, which is within 500 feet of the subject area. He exited Council Chambers.

Councilmember Witkowsky, Chair of the Community Planning and Design Committee, reported that the committee held five meetings over the past year on the issue of historic preservation, with approximately 2000 notices sent out to residents and interested parties. She thanked those who provided input and commended staff for their efforts in bringing forward a recommendation.

With the aid of slides, Planning Associate Chun provided background information about the subject area, which is bounded by Dominguez Street to the north, Plaza del Amo to the south, Western Avenue to the east, and Crenshaw Boulevard to the west, and is comprised of over 2100 properties with a mix of residential, commercial and industrial uses.

Planning Associate Chun reviewed the committee's recommendation that the Council take the following action:

- 1) Recognize the subject area as the Olmsted District – She noted that this recognition would acknowledge the landscape architect firm that designed the Torrance Tract, but would not imply that properties in the district were being designated as historic.
- 2) Create a voluntary historic preservation program that takes advantage of the Mills Act – She advised that this would allow property owners to decide on an individual basis whether to participate in the preservation program; that to qualify for the program a building must be designated as historic or listed on a registry; and that under provisions of the Mills Act, property owners would be able to enter into a contract with the City for a minimum period of 10 years to preserve, maintain or rehabilitate a historic structure and thereby qualify for property tax savings of up to 50 percent.
- 3) Create architectural guidelines – She explained that “idea books” would be created to help homeowners develop or maintain property consistent with the character of the neighborhood. Property owners would be encouraged to follow guidelines, although participation would be on a voluntary basis. Projects requiring discretionary approval would be reviewed for consistency with these guidelines.

Mayor Walker invited public comment.

Irene Alvarez, Gramercy Avenue, voiced her opposition to recognizing the Torrance Tract as the Olmsted District, indicating her preference for "Old Torrance." She stated that she did not believe any type of historic overlay district was necessary because property owners currently can preserve their homes if they wish to do so and those who are not interested do not have to become involved. She expressed concerns that the voluntary program could become mandatory in the future and questioned how many truly historic homes Torrance has.

Charles Tibbets, Gramercy Avenue, stated that his neighborhood is an interesting mix of condominiums, rentals and single-family homes and he saw no need for the proposed historic preservation program.

Debbie Hayes, president of Torrance Historical Society, voiced support for the committee's recommendation because it would recognize the original footprint of Torrance and underscore the vision Jared Sidney Torrance had for the city, as a place to live, work and play. She pointed out that formally recognizing the Olmsted District would not change the name of "Downtown Torrance" or "Old Torrance" and these areas could still be referred to in this manner. She reported that those who support historic preservation are not opposed to development but favor managed growth, which retains the character of this special community. She stated that the proposed idea books would be a wonderful reference to have available for those who wish to remodel their homes and suggested that it would be helpful to include a listing of resources where historically accurate materials could be obtained. She stressed the importance of preserving Torrance's rich history for future generations.

With the aid of slides, Bob McPhail, Pacific Coast Highway, reviewed a chart categorizing 142 comments received from the public on this item. He called for the Council to provide additional community outreach to educate the public on the benefits of historic preservation and the programs available. He recommended that the City consider incorporating the California Historic Building Code into its own Building Code and becoming a Certified Local Government, which would provide matching funds for the survey of historic locations within Torrance. He noted that input from the community during General Plan Update workshops indicates that there is a great deal of interest in preserving the City's historical heritage. He urged the Council to approve the following alternate proposal: 1) Designate the subject area as "Old Torrance, the Olmsted Historic District; 2) Direct staff to return with a proposal for the creation of an Historic Preservation Overlay Zone (HPOZ), which includes public workshops to explain the benefits of such an overlay zone; and 3) Direct staff to study, and return with a proposal to adopt the California Historic Building Code for buildings that are 50 years old or older.

With the aid of slides, Bonnie Mae Barnard, vice president of Save Historical Old Torrance, offered examples of homes that have been remodeled in a historically sensitive manner. She noted that the implementation of a Historic Preservation Overlay Zone would not preclude property owners from expanding their homes, adding a second story or adding a second unit if the property is zoned R-2 or R-3. She discussed the benefits of being located in an HPOZ, noting that businesses could qualify for federal tax credits for rehabilitating historic buildings and there are state and federal grant funds available, as well as Main Street funds that could be used to revitalize Torrance's business district. She stated that businesses and homeowners could benefit from the adoption of the California Historic Building Code, which is an alternative building code for the rehabilitation, preservation and restoration of designated historic buildings. She suggested that a historic district could make Torrance a destination and increase the customer base for local businesses.

Referring to the demolition of Park Terrace Court, Ms. Barnard suggested that the bungalows demolished could have been used for senior or entry-level housing. She expressed concerns about the number of historic homes being demolished by developers and replaced with inappropriate structures and maintained that the charming character of old Torrance will be lost unless an HPOZ is implemented. She provided background information regarding the term "Historic Preservation Overlay Zone," noting that there are historic preservation districts in numerous cities throughout California. She reported that an HPOZ would be less restrictive than the current redevelopment requirements for old Torrance.

Ms. Barnard maintained that HPOZs bring social and economic benefits to the communities in which they are located, including increased property values, tourism and a sense of pride, and make it easier for residents to qualify for the Mills Act. She commented on the need to educate the public on available options before taking action on this issue and called for the City to hold public workshops with objective presentations by professionals with experience in historic districts. She urged the Council to explore becoming a Certified Local Government so the City would be eligible for matching funds to survey historic resources. She voiced her opinion that simply labeling the area would do nothing to preserve historic buildings and could in fact cause confusion.

Janet Payne, Engracia Avenue, noted her involvement in historic preservation efforts in Torrance for the past 25 years. She provided background information about the founding of Torrance, explaining that it was the first model city in the west and was planned by the sons of world-renowned landscape architect Frederick Law Olmsted. Referring to claims that Frederick Law Olmsted, Jr., felt his plan was butchered, she suggested that his displeasure does not take away from the importance of the design. She reviewed the accomplishments of Frederick Law Olmsted and his sons, noting that Fredrick Olmsted, Jr., has been credited as the intellectual leader of America's urban planning movement. Using maps to illustrate, she reported that early plans drawn by City Engineer Ralph Bennett reflect the exact layout of the Olmsted brothers' design. She commented on the need to educate the public; expressed support for recognizing the Olmsted District as a first step toward creating an HPOZ; and offered to assist staff with the preparation of idea books.

Janice Plank, Post Avenue, retired real estate agent, reported that the subject area is undergoing gentrification and homes there are in great demand. She noted that the neighborhood's unique character has drawn filmmakers and others to Torrance and expressed the hope that the City would move toward creating an HPOZ to preserve it.

Judy Weber, Border Avenue, voiced the support for a creation of an HPOZ to prevent new development from disrupting the continuity of the City's original design. She stressed the need to educate the community about the benefits of a historic district and to reassure them that it would not be overly restrictive.

Mary Steinkamp, Acacia Avenue, voiced support for the creation of an HPOZ. Quoting from the *Torrance Historical Resource Survey, Research Guide and Field Manual*, prepared by the City of Torrance during the term of Mayor Armstrong, she pointed out that the importance of preserving the City's historic sites and structures has long been recognized and expressed concerns about the impact of new development. She reported on the City of Lawndale's recent efforts to establish architectural guidelines in order to stop the proliferation of "cracker-box" multi-family developments with little visual flair.

Brenda Kulp, Portola Avenue, highlighted the benefits of historic preservation districts in terms of property values and economic growth, using quotes from an article in the *Planning Commissioners Journal*, Fall 2003 issue.

Jim Anastassiou, Amapola Avenue, stated that he thought the committee had done an excellent job of examining this issue and arriving at a good compromise and he was disappointed that audience members were pressing for the creation of an HPOZ rather than coming together in support of the committee's recommendation.

Liz Fobes, Andreo Avenue, voiced support for the committee's recommendation. She stated that Torrance's heritage, which includes the designs of noted architects Irving J. Gill and Frank Lloyd Wright, Jr. as well as the Olmsteds, should be celebrated and experts agree that the area merits preservation and restoration. Referring to a publication prepared by the L.A. Conservancy, *The Economic Benefits of Historic Residential Districts*, she offered examples of historic districts where home prices increased by a much greater percentage than homes in the surrounding area. She expressed the hope that the City will move in the direction of creating an HPOZ so the neighborhood can be stabilized and preservation can begin. She explained that buildings that are not historic will not be affected unless they undergo a major remodeling of 85% or more or they are demolished, in which case they would have to be designed to conform to the historic neighborhood. She noted that an HPOZ would allow the City to regain control over local zoning because historic districts are exempt from affordable housing bills passed by the State legislature that usurp local authority.

Ken Gaugh, El Prado Avenue resident with a law office on Cravens Avenue, voiced support the committee's recommendation and expressed the hope that in the future an HPOZ will be created for this area. He commented on past efforts to convince the City Council to save the Madrona Marsh, which everyone now recognizes as a great decision, and suggested that this Council has a similar opportunity to preserve historic Torrance for generations to come. He read a letter from Gordon Oshlager, a renowned architect and expert in historic preservation, in support of the creation of an HPOZ.

Chris Wren, Sartori Avenue, voiced support for the committee's recommendation, stating that he believed designating this area as the Olmsted District would have a positive impact on residents. He expressed concerns about higher density housing being built in the neighborhood and maintained that the infrastructure was not capable of handling it.

Mary Ann Reis, Engracia Avenue, voiced support for the committee's recommendation and for the creation of an HPOZ.

Don Barnard, Gramercy Avenue, referring to material previously submitted for the record, provided a summary of a case study on the economic and social impact of historic preservation measures in Old Town in the City of Orange. He reported that efforts to raise awareness about the need to preserve the character of the subject area have been successful and five new developments have built over the last two years that conform to the neighborhood rather than detracting from it. He expressed the hope that an HPOZ would be created so the area would continue to be enhanced.

Gene Higginbotham, Arlington Avenue, voiced support for the committee's recommendation, stating that he thought it was a step in the right direction. He encouraged future public workshops on historic preservation.

Dick Rossberg, Via Malaga, owner of a business in downtown Torrance, congratulated the Planning and Design Committee and Community Development staff for the well-run meetings that provided a forum for people to share their views and commended everyone involved for maintaining their civility throughout the process. He commented on the successful redevelopment of the downtown area and suggested that

had an HPOZ been in effect, the City might have been forced to retain unwanted structures. He indicated that he was supportive of the committee's recommendation with the exception of naming the subject area the Olmsted District because most residents are not familiar with this name and it would take a lot of time and energy to promote it. He noted that the area is already known by several names, including Old Torrance, Downtown Torrance, Historic Old Torrance, Historic Downtown Torrance, and pointed out that proponents of the historic district named their organization Save Historic Old Torrance. He recommended that staff draw up a sample contract for the Mills Act to see if any residents would be willing to sign it.

MOTION: Councilmember Witkowsky moved to close the public hearing. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote (absent Councilmembers Nowatka and Scotto).

Mayor Walker indicated that he favored recognizing the area as "Old Torrance, the First Model City in the West" instead of the "Olmsted District," explaining that he did not want to name the area after someone who refused to acknowledge his involvement in the design and was not proud of the end result. Voicing support for a voluntary historic preservation program and the creation of architectural guidelines, he stated that he would not support a mandatory program because he did not want to compromise individual property rights. He indicated that he views the Torrance Historical Society as the key organization on this topic and believes they should be involved in the drafting of architectural guidelines along with City staff and residents.

Mayor Walker clarified that far from being suitable for senior or entry-level housing, Park Terrace Court, was in deplorable condition at the time of demolition, with only two of the bungalows rented and the rest populated by squatters, and the bungalows would have taken hundreds of thousands of dollars to restore.

Mayor Walker expressed confidence that a voluntary program would be effective because old Torrance residents and business owners take a lot of pride in their community. He reported that he had spoken with members of Torrance Historical Society and Save Historical Old Torrance about the possibility of forming a private foundation to purchase and rehabilitate one or two historical homes a year, using revenue from the homes to perpetuate the rehabilitation process. He suggested that the large increase in property values that has taken place in some historic districts could be attributed to the fact that these areas were formerly blighted, which is not the case in Torrance. He commented on phone calls and letters he has received from residents who are very concerned about losing the right to develop their property as they see fit and in a timely manner, noting that architectural review can add months to the planning approval process even for remodeling projects.

Councilwoman Witkowsky noted that she received an e-mail earlier in the day with information from the Library of Congress website indicating that in 1912, when the American Institute of Architects wanted to recognize the Olmsted firm for their work in creating Torrance, Mr. Olmstead replied, "Thanks, but no thanks. The Torrance plan was more or less butchered by local people, and the houses erected are the most ordinary California-type." She reported that she was able to obtain photocopies of documents authenticating this information; therefore, she would support the Mayor's alternate proposal to name the area "Old Torrance, the First Model City in the West." She stated that the committee heard a lot from both sides of the historic preservation issue and she was very interested in learning more about this topic.

Councilmember Mauno noted that the committee was originally slated to consider only the implementation of the Mills Act, which he proposed as a means of raising awareness of historic preservation and rewarding those who have done it, however, the agenda was expanded in response to community input, which resulted in the three items being considered by the Council at this hearing.

With regard to the creation of an HPOZ, Councilmember Mauno stated that Torrance has a history of protecting individual property rights and he was concerned about government intrusion in this area. He indicated that he was also concerned that the architectural review process could pit neighbor against neighbor, which has been an unfortunate side effect of the Hillside Overlay Zone. He noted that many of the HPOZs referred to by speakers are very small and encompass only one or two blocks, as opposed to the subject area, which is a large portion of Torrance. He stated that the attraction of historic homes lies in their appearance, therefore, he proposed the drafting of architectural guidelines, which he believes can accomplish many of the same goals as an HPOZ. He noted that it is possible to recreate the charm and character of older homes in new construction and while it might cost more initially, good architecture pays off in the long run, and commented on the need to blend the past with the future. He voiced support for naming the area as proposed by the Mayor, explaining that he received the same e-mail referred to by Councilmember Witkowsky and he was no longer in favor of naming the subject area the Olmsted District.

Councilmember Lieu commended speakers for their remarks/presentations and committee members for their work on this issue. He indicated that he supports the creation of an HPOZ for the following reasons:

- 1) Historic preservation is of significant value to society and is an American tradition, as evidenced by the National Historic Preservation Act passed by Congress and actions taken by state and local governments to encourage historic preservation. He noted that many cities throughout the nation that have created HPOZs, including local cities such as Redondo Beach, San Pedro, Long Beach, Venice and Santa Monica, and stressed the need to preserve history for our children.
- 2) An HPOZ does not prevent property owners from developing their property or expanding/remodeling their homes, requiring only that they do so without detracting from character of the neighborhood. He pointed out that Torrance already has overlay zones that were created because it was recognized that what someone does to their own property can affect surrounding neighbors' property rights, i.e. building a second story can take away a neighbor's view. He stated that he believes an HPOZ is the best way to balance the competing property rights of people who live in this neighborhood.
- 3) The economic benefits of an HPOZ. He stated that studies clearly show that HPOZs have increased property values in areas where they have been implemented.

MOTION: Councilmember Lieu moved to create an Historical Preservation Overlay Zone in the area of the original Torrance Tract, and discussion briefly continued.

Councilmember McIntyre commended Councilmember Witkowsky and Councilmember Mauno for the series of meetings held on this issue. She stated that historic preservation has become an issue because residents of the subject area recognized that the ambience of their neighborhood was being destroyed house by house. She characterized the area as an endangered species and contended that something must be done to ensure that its historicity is maintained for our own spirituality and for future generations. She noted the growing interest in the restoration of older homes and commented on the gentrification of Georgetown in Washington, D.C., which transformed a

slum into a multi-million dollar development sympathetic to the original historicity of the area. She expressed concerns that a voluntary program would not be much better than the current situation where some people take great pride in renovating their homes while others have little interest in historic preservation and would not avail themselves of the program. She voiced her opinion that the creation of an HPOZ is the best option for this area, but suggested that there is a tremendous need for education because there has been so much misrepresentation regarding what an HPOZ does and does not entail. She reported that she checked with the public library regarding home sales in this area (90501 zip code) and learned that the average price for a single-family residence has increased from \$547,000 in May of 2004 to \$610,000 in May of 2005, which would tend to support claims that historic preservation increases property values. She seconded Councilmember Lieu's motion.

City Attorney Fellows advised that when the meeting agenda was advertised, it listed only the three items recommended by the committee, therefore, the Council would not be able to take action on the creation of an HPOZ tonight even though it was mentioned as an alternative in the staff report. He noted that the Council could direct staff to prepare an item for consideration at a future meeting.

Councilmember Lieu amended his motion as follows:

MOTION: Councilmember Lieu moved to direct staff to prepare an item on the creation of an HPOZ for a future meeting.

Councilmember Witkowsky offered the following substitute motion:

MOTION: Councilmember Witkowsky moved to officially recognize the original Torrance Tract as "Old Torrance, the First Model City in the West"; to direct staff to prepare an ordinance for adoption that would create a voluntary historic preservation program that takes advantage of the Mills Act; and to direct staff to prepare voluntary architectural design guidelines for historic preservation. The motion was seconded by Councilmember Mauno and passed as reflected in the following roll call vote:

AYES: Councilmembers Mauno, Witkowsky and Mayor Walker
NOES: Councilmembers Lieu and McIntyre
ABSENT: Councilmembers Nowatka and Scotto

CITY CLERK NOTE: Amended resolution to be returned for adoption by the Council.

16. ORAL COMMUNICATIONS

16A. Councilmember Lieu commended the Torrance Cultural Arts Foundation for a terrific gala, noting that it raised a lot of money for a good cause.

16B. Councilmember Mauno thanked the Cultural Arts Foundation for a wonderful event.

16C. Councilmember Mauno noted that he was present at Station K6AA when the United Amateur Radio Club of Torrance participated in a nationwide HAM operator exercise, which is conducted annually to ensure that equipment is operational.

16D. Councilmember Mauno reported that he had an opportunity to provide input to the General Accounting Office regarding the costs/benefits associated with federal mandates on environmental issues and how they impact local governments. He stated that he was pleased to learn that the federal government was concerned about the practicality of these mandates.

16E. Councilmember McIntyre congratulated the Cultural Arts Foundation on the successful gala, noting that she was unable to attend because it was her husband's birthday and he wanted to see the Grant Kabuki performance at the Cerritos Art Center.

16F. Councilmember Witkowsky announced that the Torrance Historical Society will be sponsoring an All American City Night, on Thursday, July 14, in front of their facility at 1345 Post Avenue, noting that the event will include vintage cars, 50s dancing, bubblegum blowing and hula hoop contests, and food by In-N-Out Burger.

16G. Councilmember Witkowsky wished everyone a happy 4th of July, reminding everyone to be safe and sane and noting that fireworks are not allowed in Torrance.

16H. Mayor Walker wished everyone a safe holiday.

16I. Janet Payne, resident, wanted to clarify that the Torrance Historical Society does not have copies of documents referred to by Councilmember Witkowsky that indicate the Fredrick Olmsted, Jr., declined to be recognized for his part in the design of the City of Torrance.

16J. Ms. Payne questioned why the Council was able to take action on recognizing the original Torrance Tract as "Old Torrance, the First Model City in the West," a name never before discussed or listed in any written material, but the Council was not able to take action on Councilmember Lieu's motion to create an Historic Preservation Overlay Zone (HPOZ). She reported that there is a lot of support for a HPOZ, but proponents compromised because they thought it would be better to take smaller steps and allow time for people to become educated.

City Attorney Fellows explained that the Ralph M. Brown Act controls conduct at public meetings in California and one of the primary requirements is that advance notice be provided to the public about the matters to be considered. He stated that he believed the agenda for tonight's meeting gave adequate notice that the Council would be considering the naming of this area, but while the staff report mentions the option of creating an HPOZ, the agenda does not, therefore the requirement for public notice was not satisfied.

Mayor Walker noted that the Council modifies staff recommendations all the time and there was nothing unusual about the decision to alter the name. He stated that it was clear that there was not enough support on the Council for the creation of an HPOZ at this time and voiced his opinion that the Council's action this evening was a great first step.

16K. Dorian Wright, WALTERIA resident, reported that constant flights by Robinson helicopters over his neighborhood between 7:00 a.m. and 7:00 p.m. were creating noise pollution and endangering children at WALTERIA School and neighborhood parks.

16L. Andy Patch, WALTERIA resident, also expressed concerns about helicopter flights over WALTERIA, noting that he observed 20 passes over WALTERIA School before 8:00 a.m. He related his understanding that Robinson Helicopter has expanded production and voiced objections to the testing of their helicopters over schools and parks.

Mayor Walker invited Mr. Wright and Mr. Patch to meet with staff following the meeting to discuss this issue.

16M. Dayna Berman, resident, expressed disappointment that the Council had decided to change the name of the Olmsted District without any community input or discussion. She indicated her preference for "Historic Old Torrance."

