

INDEX
TORRANCE CITY COUNCIL NOVEMBER 10, 2015

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES</u>	
1. Call to Order/Roll Call	1
2. Flag Salute/Invocation	1
3. Affidavit of Posting/Waive Further Reading	1
4. Withdrawn, Deferred or Supplemental Items	1
5. Council Committee Meetings and Announcements	1-2
6. <u>COMMUNITY MATTERS</u>	
6A. Proclamation re "World Pancreatic Cancer Day"	2
6B. Virtual Ribbon Cutting for New Financial Transparency Webpage	2
6C. Presentation on El Nino Preparations	2
7. <u>ORAL COMMUNICATIONS #1</u>	
8. <u>CONSENT CALENDAR</u>	
8A. Deferred Compensation Plan 2014 Annual Report	3
8B. Contract for Citywide Still Photography	3
8C. Lease Agreement for Use of City-Owned Property as Baseball Field	3, 4
8D. Concession Agreement Amendment re Torrance Batting Cages	3
8E. Termination of Land Use Covenant re 18203 Western Avenue	3
8F. Consulting Services Agreement re Geotechnical Services for Torrance Transit Park and Ride Terminal	3, 4-5
8G. Purchase Order for Emergency Repairs to Traffic Signals	4
8H. September 2015 Monthly Investment Report	4
10. <u>PLANNING AND ECONOMIC DEVELOPMENT</u>	
10A. Energy Efficiency Chapter of City's Climate Action Plan	5
12. <u>ADMINISTRATIVE MATTERS</u>	
12A. Ordinance Regulating Beekeeping for Single-Family Residences	5-9
12B. Refinery Safety Action Plan	9
13. <u>HEARINGS</u>	
13A. ZON15-00002, CUP15-00009, DIV15-00004, WAV15-00006: Anastasi Development – 23625-23649 Arlington Avenue	10-11
16. <u>SECOND READING ORDINANCES</u>	
16A. Second and Final Reading of Ordinance No. 3788	11
16B. Second and Final Reading of Ordinance No. 3789	11
17. <u>ORAL COMMUNICATIONS #2</u>	
18. <u>EXECUTIVE SESSION</u>	
19. <u>ADJOURNMENT</u>	

At 10:18 p.m., the meeting was adjourned to Tuesday, November 17, 2015 at 5:30 p.m. for an executive session, with regular business commencing at 7:00 p.m. in the Council Chamber.

**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 7:00 p.m. on Tuesday, November 10, 2015 in the Council Chamber at Torrance City Hall.

ROLL CALL

Present: Councilmembers Ashcraft, Barnett, Goodrich, Griffiths, Rizzo, Weideman and Mayor Furey.

Absent: None.

Present: City Manager Jackson, Assistant City Manager Giordano, City Attorney Fellows, City Clerk Poirier and other staff representatives.

2. FLAG SALUTE/ INVOCATION

The flag salute was led by Councilmember Ashcraft.

The non-sectarian invocation was given by Councilmember Barnett.

3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA/ MOTION TO WAIVE FURTHER READING

City Clerk Poirier reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, November 5, 2015.

MOTION: Councilmember Barnett 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 Griffiths and passed by unanimous vote.

4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS

No items were withdrawn or deferred; supplemental material was available for Items 8C and 12A.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Barnett announced that the Finance and Governmental Operations Committee met at 5:30 p.m. in the City Council Chamber to discuss the 2015-16 First Quarter Budget Review and will be forwarding a report to the City Council in the near future.

Councilmember Goodrich announced that applications are being accepted for the City's Hometown Heroes annual military recognition program, which recognizes active and retired military personnel with a display of banners to coincide with the annual Armed Forces Day Parade. He noted that applications are available in the back of the Council Chamber, at public counters throughout City Hall and on the City's website and the deadline to submit applications is February 1, 2016.

Councilmember Weideman announced that applications are being accepted for 2016 Leadership Torrance, a program of the Torrance Area Chamber of Commerce designed to help people develop and enhance their leadership skills and abilities. He noted that applications are available at www.torrancechamber.com/leadership-torrance and the deadline to submit applications is November 30, 2015.

Mayor Furey, chair of the Federal Legislative Advocacy Committee, reported on the Committee's trip to Washington, D.C., November 3-5, 2015 to discuss the City's 2015-2016 Priority Projects. He noted that the Committee met with congressional representatives, U.S. Senators and various federal agencies/committees and the meetings were very productive. He reported that the committee also met with Brigadier General Malcolm Frost, U.S. Army Public Information Commander and North High graduate, and he was very receptive to ideas for the 2016 Armed Forces Day Parade.

Councilmember Barnett, Federal Legislative Advocacy Committee member, thanked and commended executive staff who accompanied the committee and gave presentations, along with staff members who arranged the trip and assisted with preparations.

Councilmember Weideman, Federal Legislative Advocacy Committee member, related his belief that the Washington, D.C. trip was effective and productive and gives Torrance a visibility that no other city in the South Bay has.

Councilmember Ashcraft reported on the Employee Relations and Public Safety Committee meeting held on October 27 to discuss the regional interoperability radio framework and transitioning to a new records management system.

6. COMMUNITY MATTERS

6A. PROCLAMATION RE "WORLD PANCREATIC CANCER DAY"

Mayor Furey presented a proclamation declaring November 13, 2015 as **World Pancreatic Cancer Day** in the City of Torrance to Michael Timmermann and June Okamoto.

6B. VIRTUAL RIBBON CUTTING FOR NEW FINANCIAL TRANSPARENCY WEBPAGE

Michael Smith, Cable and Community Relations Manager, with the assistance of Brooke Simmons, representing OpenGov, provided a virtual tour of the City's new financial transparency webpage, which displays the City's financial data in easy-to-read visuals and can be accessed at www.TorranceCa.OpenGov.com.

Leilani Kimmel-Dagostino, Torrance, asked if the OpenGov information can be used for forecasting, and Finance Director Tsao explained that the webpage provides audited financial information and is not meant to be used for forecasting.

6C. PRESENTATION ON EL NINO PREPARATIONS

Soraya Sutherlin, Emergency Services Manager, gave a presentation on preparations for the predicted El Nino weather pattern, which is expected to bring increased rainfall to the California coast, and how residents can stay informed by registering for TorranceAlerts.

7. ORAL COMMUNICATIONS #1

Mary Ann McFarland, Linda McGonegal, Denielle Johnson, Clifford Heise, Elaine Wilson, Janet Payne, Margaret Kingman, Georgean Griswold, Captain Michael Clark, Brandon Matson, and Andrea Worshill spoke.

8. CONSENT CALENDAR

8A. DEFERRED COMPENSATION PLAN ANNUAL REPORT 2014

Recommendation

Recommendation of the City Treasurer and the Deferred Compensation Committee that City Council accept and file the 2014 annual report of the City of Torrance Deferred Compensation Plan.

8B. CONTRACT FOR CITYWIDE STILL PHOTOGRAPHY

Recommendation

Recommendation of the City Manager that City Council:

- 1) Authorize a contract to Fukushima Photography of Garden Grove, CA (B2015-22) for citywide still photography in an amount not to exceed \$100,000.00
- 2) Appropriate \$100,000.00 from the Cable TV Fund.

8C. LEASE AGREEMENT FOR USE OF CITY-OWNED PROPERTY AS YOUTH BASEBALL FIELD

Considered separately, see page 5.

8D. CONCESSION AGREEMENT AMENDMENT RE TORRANCE BATTING CAGES

Recommendation

Recommendation of the Community Services Director that City Council:

- 1) Adopt a California Environmental Quality Act (CEQA) Categorical Exemption to Guideline Section 15301 (existing facilities); and
- 2) Approve a third amendment to the amended and restated concession agreement with Tyler Sports, Inc., of Torrance, CA (C2008-227) to exercise the first of two five-year options extending the term of the agreement for the lease and full operation of the Torrance Batting Cages through November 30, 2020.

8E. TERMINATION OF LAND USE COVENANT RE 18203 WESTERN AVENUE

Recommendation

Recommendation of the City Attorney that City Council:

- 1) Approve document terminating land use covenant and environmental restriction on property located at 18203 Western Avenue, Torrance; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to the same.

8F. CONSULTING SERVICES AGREEMENT RE GEOTECHNICAL SERVICES FOR TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL

Considered separately, see pages 5-6.

8G. PURCHASE ORDER FOR EMERGENCY REPAIRS TO TRAFFIC SIGNALS

Recommendation

Recommendation of the Public Works Director that City Council authorize a purchase order with MSL Electric Inc. of Anaheim, CA in an amount not to exceed \$54,448.00 to perform emergency repair work on the traffic signal system at Torrance Boulevard and Arlington Avenue.

8H. SEPTEMBER 2015 MONTHLY INVESTMENT REPORT

Recommendation

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for September 2015.

MOTION: Councilmember Weideman moved to approve Consent Calendar Items 8A, 8B, 8D, 8E, 8G and 8H. The motion was seconded by Councilmember Ashcraft and passed by unanimous vote.

Consent Calendar Items 8C and 8F were considered separately at this time.

8C. LEASE AGREEMENT FOR USE OF CITY-OWNED PROPERTY AS YOUTH BASEBALL FIELD

Recommendation

Recommendation of the Parks and Recreation Commission and the Community Services Director that City Council approve the revised exhibit of special conditions to the lease agreement with Torrance American Baseball of Torrance, CA for use of City-owned property at 23009 Doris Way as a youth baseball field for a term of five-years beginning January 1, 2015 through December 31, 2019.

Councilmember Rizzo asked about a resident's claim (supplemental material) that this baseball field is too small according to Pony League regulations for Bronco Baseball.

Joe Gaffney, president of Torrance American Baseball, clarified that Pony League does not have standards for field size, but provides recommendations. He stated that he did not have the recommended dimensions at this time, but the Bronco field is similar in size to other Pony League fields in the area and measures 225 feet to center field, 205 feet to right field and 190 feet to left field.

MOTION: Councilmember Weideman moved to approve the lease agreement with the amendment listed in supplemental material striking the word "additional" from Section 1(c) and 1(d) for purposes of clarity. The motion was seconded by Councilmember Rizzo and passed by unanimous vote.

8F. CONSULTING SERVICES AGREEMENT RE GEOTECHNICAL SERVICES FOR TORRANCE TRANSIT PARK AND RIDE REGIONAL TERMINAL

Recommendation

Recommendation of the Public Works Director and Transit Director that City Council award a consulting services agreement to Geo-Advantec Inc., of San Dimas, CA, for an amount not-to-exceed \$113,560 for Geotechnical Services for the construction of

Torrance Transit Park and Ride Regional Terminal, Phase 1 - Rough Grading, FEAP 764, B2015-31 ("Project") at 465 Crenshaw Boulevard.

Councilmember Goodrich noted that a Torrance firm was ranked a close second when the bids were evaluated by staff and asked about the cost differential.

Engineering Manager Semaan advised that the cost differential overall was minimal, however the evaluation team noted that Geo-Advantec had a lower hourly rate for each of the categories quoted.

Councilmember Goodrich stated that several months ago, with the concurrence of Council, he requested that staff investigate opportunities to provide more business for local companies and urged staff to continue this process.

MOTION: Councilmember Weideman moved to concur with the staff recommendation. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

10. PLANNING AND ECONOMIC DEVELOPMENT

10A. ENERGY EFFICIENCY CHAPTER OF CITY'S CLIMATE ACTION PLAN

Recommendation

Recommendation of the Torrance Environmental Quality and Energy Conservation Commission (TEQECC) and the Community Development Director that City Council approve the Energy Efficiency Chapter of the City's Climate Action Plan.

Deputy Community Development Director Cessna provided an overview of the Energy Efficiency Chapter of the City's Climate Action Plan.

MOTION: Councilmember Barnett moved to approve the Energy Efficiency Chapter of the City's Climate Action Plan. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

12. ADMINISTRATION MATTERS

12A. ORDINANCE REGULATING BEEKEEPING FOR SINGLE-FAMILY RESIDENCES

Recommendation

Recommendation of the Community Development Director that City Council modify the draft bee ordinance and direct staff to prepare an ordinance modifying the Torrance Municipal Code to allow the keeping of bees for single family residences within the City.

With the aid of slides, Deputy Community Development Director Cessna provided an overview of the draft ordinance that would allow beekeeping on single-family residential properties with the following provisions: 1) Requires permit issued by the Torrance Environmental Quality and Energy Conservation Commission; 2) Limits hives to a maximum of 2 hives per property; 3) Establishes setback and placement requirements for hives; 4) Lists a maximum hive size; 4) Requires a 6-foot tall solid barrier around the rear yard; 5) Requires that hives be maintained and monitored; and 6) Allows right of entry for inspection. She reviewed possible additions to the ordinance, including adding requirements that there be a permanent water source; that hives be re-queened every 2 years; that a security fence and warning signs be installed; that hives be

registered with L.A. County; and that there be notification/sign-off process for neighbors. She advised that at the Council's direction, staff explored possible locations for a community apiary and determined that the most appropriate location would be the Tar Plant Preserve at Torrance Transit Center.

Councilmember Griffiths requested clarification regarding the operation of a community apiary.

Ms. Cessna explained that it would function similar to a community garden whereby the City provides an area for people who want to engage in this activity and they would be responsible for obtaining and maintaining the hives, while the City would be responsible for regulating and overseeing the apiary. She confirmed that there would be costs associated with the apiary, but did not have an estimate at this time.

Councilmember Ashcraft pointed out that beehives require a constant source of water, which could be another expense for the City.

Ms. Cessna suggested that the community apiary could be structured so those who keep hives there would be responsible for this expense.

Councilmember Ashcraft noted that according to the staff report, several potential sites for the community apiary were rejected because they are exposed to the public, including parks, Madrona Marsh, and a planter near the Torrance Police Station. She expressed concerns that allowing beehives in backyards would create even more of a problem and related her belief that the community apiary was the best option.

Councilmember Rizzo reported that an article on effective beekeeping regulations (staff report – page 125) recommends that Africanized honey bees be banned, however he did not see this in the ordinance.

Ms. Cessna explained that staff does not have the expertise to distinguish Africanized bees from regular honey bees and suggested that requiring hives to be re-queened every one or two years or requiring re-queening if bees exhibit swarming or aggressive behavior would address this issue.

Mayor Furey expressed concerns that the level of interest may not warrant the expense of creating a process to permit and regulate beekeeping, especially since the City has received very few complaints about it. He noted that an email from Jim Montgomery (supplemental material – page 4) indicates that Redondo Beach has issued only 1 permit since allowing beekeeping in 2013 and Santa Monica has approved only 6 permits since 2011.

Mayor Furey invited public comment.

Arthur Schaper, Torrance, stated that he was not opposed to allowing residents to keep bees and chickens on their property, but believes there are more pressing issues that need to be addressed, such as ensuring that pension liabilities can be met and improving roadways. He related his understanding that beekeeping was initially banned in Torrance at the behest of an influential family whose child was stung.

Jim Montgomery, Torrance, voiced support for the proposed ordinance. He explained that there currently 9-10 feral beehives for every square mile of the city and allowing people to keep

beehives at their residences will actually improve public safety because hives will be moved away from public areas into backyards and it will also save property owners the expense of having to remove feral bee colonies. He reported that it takes considerable effort and expense to become a beekeeper so people are not going to do it on a whim. He urged that regulations be kept as simple as possible to minimize the cost for both residents and the City.

Councilmember Weideman requested clarification of Mr. Montgomery's recommendation concerning wall height contained in his email.

Mr. Montgomery explained that he was recommending that a wall/barrier with a minimum height of 8 feet above the ground level of the adjacent lot be required to address differences in elevation in the hillside area.

Councilmember Ashcraft asked if allowing residential beekeeping would eliminate feral beehives from the community, and Ms. Cessna reported that it was unlikely that there would be a sufficient number of beekeepers in Torrance to eliminate all feral hives.

Mayor Furey asked about Mr. Montgomery's views on a community apiary, and Mr. Montgomery responded that he supports both having a community apiary and allowing residents to keep bees as long as there are adequate setbacks and safety measures.

Mayor Furey advised that the Council must consider the costs involved because neither the community apiary nor home-based beekeeping would be cost neutral.

Mr. Montgomery recommended that residents be allowed to keep bees by right to minimize costs, relating his belief that keeping bees was safer than keeping dogs.

John Crookstan, Torrance, reported that he has kept bees on his property in the Riviera area for 35 years and few of his neighbors know because he is a responsible beekeeper. He stated that he knows at least 10 backyard beekeepers in Redondo Beach, but they have not obtained permits because the ordinance is a bit restrictive. He indicated that he was not in favor of requiring beekeepers to post a sign on their property because neighbors might complain without cause due to the mistaken belief that bees pose a threat. He doubted that the City would have any enforcement issues as most beekeepers are responsible.

Charles Deemer, Torrance, recommended that there be a limit on the number of hives in the community apiary if the City goes in this direction and related his belief that the community apiary at the Tar Plant Preserve may be the best option. He questioned whether people would be required to disclose that there is a beekeeper nearby when selling their property.

Mayor Furey suggested that the disclosure issue was best left to real estate professionals.

Councilmember Ashcraft asked about potential liability issues if the City approves the ordinance and someone is severely injured due to bee stings, noting that an email suggested that the City obtain bee liability insurance.

City Attorney Fellows responded that he did not believe allowing beekeeping would create a major liability issue for the City since the City licenses dogs and he was not aware of any lawsuits concerning dog bites. He indicated that he had never heard of bee liability insurance.

Councilmember Goodrich stated that he appreciated staff's efforts to explore the possibility of a community apiary, but after evaluating the information he believes it's probably too complex from an administrative and bureaucratic standpoint. Expressing support for the ordinance, he noted his agreement with speakers who urged that the permitting process be kept simple and inexpensive. With regard to the liability issue, he pointed out that the City allows all breeds of dogs to be licensed, even those breeds, such as pit bulls and presa canarios, that insurance companies consider to be inherently dangerous to the extent they won't insure a property if the homeowner has one. He noted that backyard beekeeping is allowed in 67 out of 88 cities in Los Angeles County.

In response to Councilmember Rizzo's inquiry, City Attorney Fellows advised that liability exposure would be greater with a community apiary because the City would be managing it.

Councilmember Griffiths agreed that a community apiary was not feasible due to the complexity and costs involved and doubted that resident beekeepers would be comfortable managing hives so far from their homes. He voiced support for allowing beekeeping on residential properties, noting that there are already feral beehives in the community so this would not be introducing anything new and there are far more incidents involving dogs than bees so it was unlikely that liability would be an issue. He cited the added benefit of the honey backyard hives would produce. He related his belief that it was time to move forward with the proposed ordinance, keeping the process simple and inexpensive and allowing beekeeping by right.

Councilmember Weideman voiced his opinion that residents have a fundamental right to keep bees on their property, however it is currently prohibited by the Torrance Municipal Code therefore he supports the adoption of the proposed ordinance. He pointed out that beekeeping involves considerable expense and effort so it is not an activity that is taken up lightly.

MOTION: Councilmember Weideman moved to direct staff to bring back with ordinance with the following modifications:

- Eliminate the requirement that the Special Animal Permit be approved by the TEQECC.
- Allow one hive per 2,500 square feet of lot space, with a maximum of two hives per lot.
- Require a permanent water source.
- Require notification of the two lots on either side (no sign-off/no approval) with appeal rights to the TEQECC.
- Require an 8-foot high barrier as measured from the ground level of the adjacent lot.
- Ban Africanized bees.
- Add definitions as listed in the Redondo Beach code.

Councilmember Rizzo proposed the following modifications, which were agreed to by the maker of the motion:

- Include language as to what constitutes a nuisance.
- Require that the maintenance of the hives/colonies be consistent with the Best Management Practices established by a professional organization of beekeepers.

Councilmember Ashcraft voiced her opinion that it was unfair to allow a resident to keep bees if an adjacent neighbor is opposed to it and indicated that she would only support the

ordinance if it includes a neighbor sign-off process, which would place the financial burden for filing an appeal on the applicant instead of neighbors.

Councilmember Griffiths seconded the motion as amended by Councilmember Rizzo and the motion passed as reflected in the following vote:

YES: Councilmembers Goodrich, Griffiths, Rizzo, Weideman and Mayor Furey
NO: Councilmembers Ashcraft and Barnett

12B. REFINERY SAFETY ACTION PLAN

Recommendation

Recommendation of the Fire Chief that City Council approve the following elements of the proposed Refinery Safety Action Plan:

- 1) Working with the Governor's Interagency Working Group on Refinery Safety; and
- 2) Preparing draft City of Torrance local amendments for the California Health and Safety Code.

Fire Chief Racowski reported that the final draft of the Refinery Safety Action Plan is expected to be submitted to the Governor by the third quarter of 2016 and once approved, staff will prepare a draft of local amendments to incorporate changes to the California Health and Safety Code into the Torrance Municipal Code.

MOTION: Councilmember Barnett moved to concur with the staff recommendation. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

13. HEARINGS

13A. ZON15-00002, CUP15-00009, DIV15-00004, WAV15-00006: ANASTASI DEVELOPMENT – 23625-23649 ARLINGTON AVENUE

Recommendation

Recommendation of the Planning Commission and the Community Development Director that City Council take the following action for properties located at 23625-23649 Arlington Avenue:

- 1) Adopt an Ordinance approving a Zone Change from C-5 (Conditional Commercial District) to R-P (Residential Professional District);
- 2) Approve an Ordinance Summary for publication;
- 3) Adopt a Resolution approving a Conditional Use Permit to allow the construction of a 14-unit residential condominium development;
- 4) Adopt a Resolution approving a Tentative Tract Map to consolidate the existing parcels and for condominium purposes; and
- 5) Adopt a Resolution approving a Waiver to exceed the maximum height of the R-P Zone on properties located in the C-5 Zone at 23625-23649 Arlington Avenue.

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

With the aid of slides, Sr. Planning Associate Santana briefly reviewed the proposed project, noting that the proposed Zone Change from C-5 (Conditional Commercial) to R-P (Residential Professional District) will bring the parcels into conformance with other lots along Arlington Avenue. He reported that the Planning Commission originally considered the project on

June 17, 2015, at which time the matter was continued so the project could be revised to address neighbors' concerns, and the Commission subsequently voted unanimously to approve the project on August 19, 2015, with one Commissioner absent.

Councilmember Weideman noted that the August 19 Planning Commission minutes indicate that staff offered to relay residents' concerns about the difficulty of making left turns onto Arlington Avenue from eastbound 236th Place to Transportation Planning staff and asked if anything had been done on this issue.

Sr. Planning Associate Santana reported that this matter has been delayed due to the resignation of the City's Traffic Engineer.

Councilmember Goodrich stated that he appreciated Mr. Anastasi's outreach efforts and his willingness to make concessions.

Mayor Furey invited public comment.

Scott Anastasi, representing Anastasi Development, stated that he thought the revised project was much better than what was originally proposed due to the community's input, noting that it will provide much needed entry-level housing.

Councilmember Rizzo related his understanding that the applicant has concerns about Condition No. 29, which requires a sewer study to be completed to ensure that there is adequate capacity.

Mr. Anastasi explained that he was concerned that sewer improvements could cost \$250,000 or more, but indicated that he had no objections to Condition 29 as it's currently worded because he does not object to paying for the study and believes he will be able to work with staff to find an equitable solution if sewer capacity is inadequate.

Councilmember Ashcraft voiced her opinion that this project would be a nice improvement for the neighborhood, especially as compared to existing conditions at this site.

Mayor Furey expressed support for the proposed project, noting that the Zone Change provides an opportunity to bring the site into conformance with the General Plan.

MOTION: Councilmember Weideman moved to close the public hearing. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

MOTION: Councilmember Barnett moved to concur with the staff recommendation to approve the project. The motion was seconded by Councilmember Griffiths and passed by unanimous vote.

ORDINANCE NO. 3790

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTIES IN THE CITY OF TORRANCE LOCATED AT 23625-23649 ARLINGTON AVENUE FROM C-5 (CONDITIONAL COMMERCIAL DISTRICT) TO R-P (RESIDENTIAL PROFESSIONAL DISTRICT)

MOTION: Councilmember Rizzo moved to adopt Ordinance No. 3790. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

RESOLUTION NO. 2015-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 14-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON PROPERTIES LOCATED IN THE C-5 ZONE AT 23625-23649 ARLINGTON AVENUE

MOTION: Councilmember Rizzo moved to adopt Resolution No. 2015-77. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

RESOLUTION NO. 2015-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO CONSOLIDATE THE EXISTING PARCELS AND FOR CONDOMINIUM PURPOSES ON PROPERTIES LOCATED IN THE C-5 ZONE AT 23625-23649 ARLINGTON AVENUE

MOTION: Councilmember Rizzo moved to adopt Resolution No. 2015-78. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

RESOLUTION NO. 2015-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO EXCEED THE MAXIMUM HEIGHT OF THE R-P ZONE ON PROPERTIES LOCATED IN THE C-5 ZONE AT 23625-23649 ARLINGTON AVENUE

MOTION: Councilmember Rizzo moved to adopt Resolution No. 2015-79. The motion was seconded by Councilmember Goodrich and passed by unanimous vote.

16. SECOND READING ORDINANCES

16A. SECOND AND FINAL READING OF ORDINANCE NO. 3788

ORDINANCE NO. 3788

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING ARTICLE 8 OF CHAPTER 3 OF DIVISION 4 OF THE TORRANCE MUNICIPAL CODE RELATING TO WASTE REDUCTION AND RECYCLING REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION PROJECTS

MOTION: Councilmember Rizzo moved to adopt Ordinance No. 3788. The motion was seconded by Councilmember Goodrich and passed by unanimous vote, with Councilmember Weideman abstaining.

16B. SECOND AND FINAL READING OF ORDINANCE NO. 3789

ORDINANCE NO. 3789

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE TORRANCE MUNICIPAL CODE AMENDING ARTICLE 6 OF CHAPTER 3 OF DIVISION 4 (COMMERCIAL SOLID WASTE REPORTING) AND ARTICLE 7 OF CHAPTER 3 OF DIVISION 4 (WASTE DIVERSION, RECYCLING AND GRAFITTI)

MOTION: Councilmember Rizzo moved to adopt Ordinance No. 3789. The motion was seconded by Councilmember Goodrich and passed by unanimous vote, with Councilmember Weideman abstaining.

17. ORAL COMMUNICATIONS

Councilmember Goodrich Councilmember Griffiths, Councilmember Rizzo, Councilmember Weideman, and Mayor Furey spoke.

Councilmember Ashcraft requested an excused absence for the November 17, 2015 City Council meeting.

Arthur Schaper spoke.

18. EXECUTIVE SESSION – None.

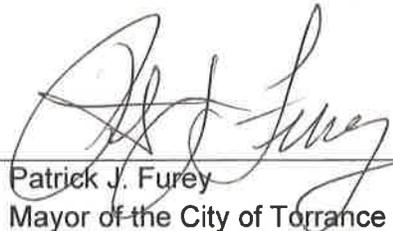
19. ADJOURNMENT

At 10:18 p.m., the meeting was adjourned to Tuesday, November 17, 2015 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

Attest:



Rebecca Poirier
City Clerk of the City of Torrance


Patrick J. Furey
Mayor of the City of Torrance

Approved on December 8, 2015

