

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**Members of the Council:**

**SUBJECT: Community Development – Adopt a RESOLUTION to apply for Round 2 of Proposition 84 grant funding to update the City of Torrance Zoning Ordinance.**

**RECOMMENDATION**

Recommendation of the Community Development Director that the City Council adopt a **RESOLUTION** to apply for Round 2 of Proposition 84 grant funding in order to update the City of Torrance Zoning Ordinance.

**BACKGROUND AND ANALYSIS**

The City's current Zoning Ordinance has not undergone a comprehensive update since the mid-1950's, and thus does not address the contemporary issues for becoming a sustainable community. An update is critical to allow the Zoning Ordinance to carry out the goals and objectives of both the 2009 General Plan and 2008 Strategic Plan to ensure that our growth is consistent with the vision and needs of today's community. The update process could take up to 30 months to complete. Grant guidelines require projects to be completed within 36 months. With Council's approval, a consultant would be retained to assist staff with preparation of the update. The first step in the application process is to adopt a **RESOLUTION** approving the application for grant funds. If selected, staff will bring an item back to Council asking for approval to enter into an agreement with the State of California.

It is anticipated that the Zoning Ordinance Update will cost up to \$350,000 to prepare. The City plans to pledge \$87,500 or 25% of the total estimated cost as in-kind services, which would include management of the project and grant administration by City staff. Grant funding in the amount of \$262,500 would be requested. Due to current fiscal conditions, the City currently does not have adequate funding for the update, which makes grant funding an attractive opportunity.

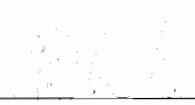
Zoning Ordinance updates are eligible projects under the State's *Sustainable Communities Planning Grant and Incentives Program*, which was established under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006, commonly referred to as Proposition 84. Proposition 84 was passed into legislation with the approval of California voters on November 7, 2006. Funding is available from a minimum of \$100,000 up to a maximum of \$1,000,000 per project. No matching funds are required. The grant program does, however, ask that the project be leveraged with

additional resources, such as in-kind services or funds. Payments would be made on a reimbursement basis wherein the grantee pays for the services up front and is then reimbursed by the State. The grant program implements the California voters' vision to foster the development of sustainable communities throughout the State by promoting equity, strengthening the economy, protecting the environment, and promoting healthy, safe communities. As referenced in the **RESOLUTION**, the grant program requires that the Proposal be consistent with the State's Planning Priorities identified in Government Code Section 65041.1 (copy attached).

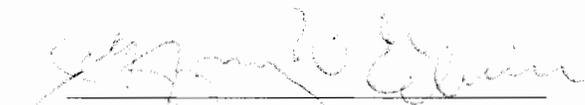
The Community Development Director recommends that the City Council adopt the attached **RESOLUTION** for application of funding for the Zoning Ordinance Update under the Proposition 84 Grant Program.

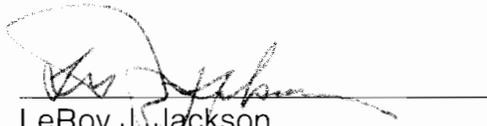
Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

By   
Gregg Lodan, Planning Manager

CONCUR:

  
Jeffery W. Gibson  
Community Development Director

  
LeRoy J. Jackson  
City Manager

Attachments:

- A. Resolution to Apply for Proposition 84 Planning Grant Funding
- B. Government Code Section 65041.1

**RESOLUTION NO. 2011-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE SUSTAINABLE COMMUNITIES PLANNING GRANT AND INCENTIVES PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84).**

**WHEREAS**, the Legislature and Governor of the State of California have provided funds for the Sustainable Communities Planning Grant and Incentive Program under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84); and

**WHEREAS**, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

**WHEREAS**, said procedures require all award recipients commit to threshold requirements; and

**WHEREAS**, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

**WHEREAS**, the applicant, if selected, will enter into an agreement with the State of California to carry out the development of the proposal:

**NOW, THEREFORE, BE IT RESOLVED** THAT THE CITY COUNCIL OF TORRANCE HEREBY:

1. Approves the filing of an application for the City of Torrance Zoning Ordinance Update in order to become a more sustainable community; and.
2. Certifies that the applicant will have sufficient funds to develop the Proposal or will secure the resources to do so; and
3. Certifies that the Proposal will comply with any applicable laws and regulations including being consistent with the State's Planning Priorities identified in Government Code section 65041.1 and summarized below:

- a. Promote infill development and invest in existing communities.
  - b. Protect, preserve and enhance agricultural land and natural resources; and
  - c. Encourage location and resource efficient new development; and
4. Certifies that threshold requirements outlined in the guidelines, including consideration of Ocean Protection Council Sea Level Rise Guidance will be met; and
  5. Agrees to reduce, on as permanent a basis as feasible, greenhouse gas emissions consistent with California Global Warming Solutions Act of 2006 [Division 25.5 (commencing with Section 3850) of the Health and Safety Code]; any applicable regional plans; and
  6. Agrees to meet the Collaboration Requirements of the focus area applicable to the Proposal; and includes all required documents in the application package; and
  7. Appoints the Community Development Director, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project.

Introduced, approved and adopted this 13<sup>th</sup> day of December, 2011.

\_\_\_\_\_  
Frank Scotto, Mayor

APPROVED AS TO FORM:  
JOHN L. FELLOWS III, City Attorney

ATTEST:

By \_\_\_\_\_  
Patrick Q. Sullivan, Assistant City Attorney

\_\_\_\_\_  
Sue Herbers, City Clerk

## **GOVERNMENT CODE**

### **SECTION 65041.1**

65041.1. The state planning priorities, which are intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety in the state, including in urban, suburban, and rural communities, shall be as follows:

(a) To promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserving cultural and historic resources.

(b) To protect environmental and agricultural resources by protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the state as deserving special protection.

(c) To encourage efficient development patterns by ensuring that any infrastructure associated with development, other than infill development, supports new development that does all of the following:

- (1) Uses land efficiently.
- (2) Is built adjacent to existing developed areas to the extent consistent with the priorities specified pursuant to subdivision (b).
- (3) Is located in an area appropriately planned for growth.
- (4) Is served by adequate transportation and other essential utilities and services.
- (5) Minimizes ongoing costs to taxpayers.