

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

Members of the Council:

SUBJECT: Community Development –Approve and Adopt a Resolution to Apply for Proposition 84 Grant Funds for the City’s Zoning Ordinance Update

RECOMMENDATION

Recommendation of the Community Development Director that the City Council approve and adopt a Resolution to apply for Proposition 84 Grant Funds for the City’s Zoning Ordinance Update.

BACKGROUND AND ANALYSIS

Codification of the existing Zoning Ordinance has evolved over the past 87 years, starting in 1923 and with the most recent modification made in year 2003. To date, a comprehensive update had never been done. With shifting local trends and the City’s recent adoption of its new 2009 General Plan, a comprehensive update of the antiquated Zoning Ordinance is needed. It is important that the new Zoning Ordinance carry out the goals and objectives of the new General Plan to ensure that our growth fits into the vision and the needs of today’s community.

It is anticipated that the Zoning Ordinance Update will cost up to \$500,000 to prepare. Given that the City of Torrance does not have funds earmarked for the update due to the current fiscal shortage, the availability of grant funds would be a great opportunity to take advantage of. The Zoning Ordinance Update would be an eligible proposal 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, also known as Proposition 84. Proposition 84 was passed into legislation with the approval of California voters on November 7, 2006. If selected, available funding is set at a minimum of \$100,000 and a maximum of \$1,000,000 per project. No matching funds are required. 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 anticipated timeframe for completing an update is 18-24 months. The first step in the grant application process is to adopt a resolution approving the application for grant funds.

The primary goal of this grant program is to develop and implement plans that reduce greenhouse gas emissions through environmental-friendly objectives, such as, improving air and water quality, increasing infill and compact development, reducing automobile usage and fuel consumption, promoting energy efficiency and conservation, revitalizing

urban and community centers, strengthening the economy, and increasing affordable housing.

The Community Development Director recommends that the City Council approve and adopt the attached Resolution for application of the Zoning Ordinance Update project under Proposition 84 Grant Funding.

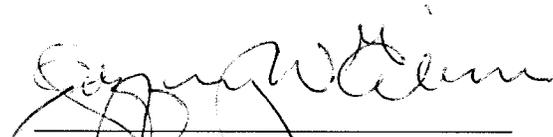
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By 

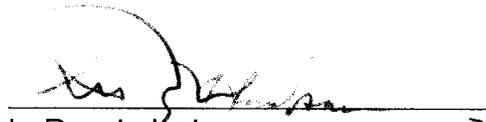
Ted Semaan, Manager
General Plan & Redevelopment

CONCUR:



Jeffery W. Gibson
Community Development Director

~~CONCUR:~~



LeRoy J. Jackson
City Manager

Attachment:

A. Resolution to Apply for Proposition 84 Planning Grant Funding

X:\Planning\RCutting Documents\Zoning Ordinance Update\City Council Meeting 7-27-10.doc

RESOLUTION NO. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, APPROVING THE APPLICATION FOR GRANT FUNDS FOR 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 program shown above; 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 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 THE CITY OF TORRANCE HEREBY:

1. Approves the filing of an application for the Zoning Ordinance Update in order to become a sustainable community; and,
2. Certifies that the applicant understands the assurances and certification in the application; and,
3. Certifies that the applicant or title holder will have sufficient funds to develop the Proposal or will secure the resources to do so; and,
4. Certifies that the Proposal will comply with any applicable laws and regulations; and,
5. Appoints the Community Development Department 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(s).

INTRODUCED, APPROVED AND ADOPTED this 27th day of July, 2010.

Mayor Frank Scotto

ATTEST:

Sue Herbers, City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III, City Attorney

By _____
Patrick Q. Sullivan, Assistant City Attorney

