

Council Meeting of
August 16, 2011

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Community Development - Adopt INTERIM URGENCY ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

Expenditure: N/A.

RECOMMENDATION

Recommendation of the Community Development Director that the City Council adopt an INTERIM URGENCY ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments and approve an Ordinance Summary for publication.

Funding

Not applicable

BACKGROUND

On September 14, 2010, the City Council adopted an Interim Urgency Ordinance enacting a moratorium on the issuance of any permits and licenses for new massage and acupuncture establishments. This Interim Urgency Ordinance was effective for 45 days from its date adoption. On October 26, 2010, the City Council adopted an Ordinance extending the moratorium for an additional ten months and 15 days to allow staff to research other cities' ordinances and draft an ordinance to create zoning standards for the for the location of massage businesses. On November 2, 2010, an Ordinance was adopted enacting limited classes of exemptions from the moratorium, which included persons who had massage and acupuncture business license applications in process prior to September 14, 2010, persons who had obtained land use entitlement, building permit or other permit/entitlement prior to September 14, 2010 that demonstrated intent to obtain a massage or acupuncture establishment business license, current licensees wishing to transfer ownership or real property interest to another operator, and current licensees wishing to relocate their existing establishment to another location. The moratorium is set to expire on September 14, 2011 unless extended by the City Council.

ANALYSIS

During the moratorium period, the Community Development Department and the City Attorney's office have been evaluating means by which massage establishments can be regulated by the Land Use and Zoning Code to lessen the impacts on the community

and suppress illicit activities. In order to regulate and help stem the proliferation of massage establishments, staff has researched how other cities' zoning ordinances regulate the location and spacing of massage businesses. The City Attorney's office is also working with the California Massage Therapy Council, the organization that oversees the professional certification of massage therapists, in developing a zoning ordinance or other enforcement methodology. Additionally, the attached Interim Urgency Ordinance creates additional exemptions for massage establishments and acupuncture establishments where the owner of the proposed massage establishment or acupuncture establishment that is a sole proprietorship has a State Certificate or State License.

In accordance with California Government Code Section 65858, the City Council after conducting a public hearing may adopt an Ordinance to extend the moratorium for a second extension for an additional year to September 14, 2012. All extensions of the moratorium period require a four-fifths vote for passage. The additional period will allow staff time to continue to research massage ordinances and consult with the Massage Therapy Council in developing a zoning ordinance or other enforcement methodology that is consistent with State law.

Notifications of the moratorium and this public hearing were sent to all business owners of licensed massage and acupuncture establishments and to the property owners on which these businesses are located. A display ad was published in the Daily Breeze.

Staff recommends that the City Council adopt the attached Interim Urgency Ordinance extending the moratorium on the issuance of permits and licenses for massage and acupuncture establishments.

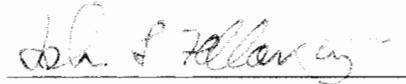
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

CONCUR:


Jeffery W. Gibson
Community Development Director

By 
Gregg Lodan, AICP
Planning Manager


John L. Fellows III
City Attorney


LeRoy J. Jackson
City Manager

Attachments:
A. Ordinance
B. Ordinance Summary
C. Proofs of Publication
D. Mayor's Script (Limited Distribution)

ORDINANCE NO. _____

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM ON ISSUANCE OF BUSINESS LICENSES FOR MASSAGE AND ACUPUNCTURE ESTABLISHMENTS PURSUANT TO GOVERNMENT CODE SECTION 65858 AND SECTION 7 OF ARTICLE XI OF THE CALIFORNIA CONSTITUTION

THE CITY COUNCIL FOR THE CITY OF TORRANCE, CALIFORNIA
DOES ORDAIN AS FOLLOWS:

SECTION 1. The purpose of this Interim Urgency Ordinance is to extend a temporary moratorium on massage and acupuncture establishments in the City of Torrance ("City") to craft a more comprehensive approach to regulating massage or acupressure establishments and to avoid possible negative effects on the health, safety and welfare of the citizens of the City.

SECTION 2. The City Council enacts this Interim Urgency Ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution, Section 65858 of the California Government Code, and Torrance City Charter Section 726.

SECTION 3. Report of Actions Since Adoption of Ordinance No. 3732.
As required by Government Code section 65858(d), on August 11, 2011, the City Council issued a report, which is the contained in the agenda item recommending approval of this ordinance and is incorporated into this ordinance by this reference, describing the measures taken to alleviate the conditions which lead to the adoption of Ordinance No. 3732.

SECTION 4. The City Council of the City of Torrance finds:

A. The City has received applications for the issuance of business licenses for massage and acupuncture establishments, building permits, land use, zoning and other approvals for the establishment and/or conducting of massage and acupuncture establishments.

B. At the present time there are no zoning location standards as to where within the City massage and acupuncture establishments can appropriately be located.

C. Massage and acupuncture establishments are businesses that involve significant intimate contact between persons, which creates opportunities for acts of prostitution and other unlawful sexual activity to occur.

D. The establishment of reasonable zoning standards for the siting of massage and acupuncture establishments would serve to reduce the risk of illegal activity, and the City is currently studying revised zoning regulations to preserve the public health, safety and welfare.

F. There is a current and immediate threat to the public health, safety and welfare because, without the moratorium, additional massage and acupuncture establishments could be granted business licenses in locations close to sensitive receptors, or an overconcentration of massage and acupuncture establishments could occur within the City, without full protection to residential zones from the potential secondary effects of massage and acupuncture establishments.

SECTION 5. The purpose of this Interim Urgency Ordinance is to extend the existing moratorium for an additional one year.

SECTION 6. The City Council enacts this Interim Urgency Ordinance by not less than a four-fifths vote, and in light of the findings set forth in Section 3 above, under the authority granted to it by Article XI, Section 7 of the California Constitution, Torrance City Charter section 726, and Section 65858(a) of the California Government Code, each of which allows the City to adopt an interim urgency ordinance, in order to protect the public safety, health, and welfare, prohibiting any uses that may be in conflict with a zoning proposal that the City Council, Planning Commission or the Community Development Department is considering or studying or intends to study within a reasonable time.

SECTION 7. The City Council finds and determines as follows:

A. The absence of adequate regulation on the location of massage and acupuncture establishments, constitutes an immediate threat to the public health, safety and welfare. The adoption of this Ordinance is necessary for the immediate protection of the public safety, health and welfare.

B. There have been documented cases of Torrance Municipal Code violations, lewd acts, and other inappropriate behavior by massage and acupuncture technicians at massage or acupuncture establishments in the City.

C. Based on the foregoing, the City Council finds that issuing business licenses, building permits, or land use, zoning or other approvals which pertain to the establishment or conducting of massage and acupuncture establishments prior to the completion of the City of Torrance's study of the potential impact of such facilities, poses a current and immediate threat to the public health, safety and welfare and that therefore a temporary moratorium on the

issuance of such business licenses, building permits, or land use, zoning or other approvals which pertain to the establishment or conducting of massage and acupuncture establishments is necessary.

1. Exemptions. A limited series of exemptions to the moratorium on issuance of business licenses for massage establishments and acupuncture establishments is created, as follows:

a.) Pending Business License Applications: Any applicant who filed a business license application for a massage establishment or an acupuncture establishment with the Business License Division of the City's Finance Department on or before September 13, 2010, will be allowed to complete processing of that application through the City's License Review Board, and if issuance of a business license for a massage establishment or an acupuncture establishment is approved by the License Review Board, the appropriate business license will be issued immediately following the License Review Board's determination.

b.) Receipt of other permit or entitlement. Any person who has received a land use permit, a building permit for construction of tenant improvements, or other permit or entitlement from the City on or before September 13, 2010, that unambiguously demonstrates a contemplated massage establishment or acupuncture establishment use for the premises will be entitled to file and process a business license application for a massage establishment or an acupuncture establishment through the License Review Board, and if issuance of that business license is approved by the License Review Board, the appropriate business license will be issued immediately following the License Review Board's determination.

c.) Proposed transfers. Any current holder of a business license for a massage establishment or an acupuncture establishment who wishes to transfer a business ownership interest or real property interest (such as a leasehold tenancy or other

interest in real property) may request that a proposed transferee be allowed to process a business license application for a massage establishment or an acupuncture establishment through to completion before the License Review Board. Prior to presenting its request that a proposed transferee be allowed to process a business license application, the current licensee must request and receive a clearance from the Torrance Police Department. The Torrance Police Department will deny the current licensee's request if the current licensee has a record of citations or criminal convictions for immoral conduct at the licensee's massage or acupuncture establishment, or if business license suspension or revocation proceedings are pending against the current licensee. A Police Department denial may be appealed to the License Review Board and the License Review Board will determine whether to allow the filing and processing of the proposed transferee's business license application. If the License Review Board approves the proposed transferee's application for a business license, the appropriate business license will be issued immediately following the License Review Board's determination. If any transfer of a business ownership interest or a real property interest is completed PRIOR to issuance of a massage establishment or an acupuncture establishment business license to the proposed transferee, the City will decline to complete processing of that proposed transferee's business license application during the moratorium.

d.) Relocation. The holder of any current massage establishment or acupuncture establishment business license may make application for relocation of the licensee's business to another location within the City and process that proposal through the License Review Board. In determining whether to authorize the proposed relocation and whether to issue a massage establishment or an acupuncture establishment business license for the licensee's proposed operation at the new location, the License Review Board will consider the proposed new location's proximity to other existing massage and acupuncture establishments, to public and private schools, and to residential uses. The License Review

Board may also consider any other factors then under consideration or study by the City's Community Development Department. The License Review Board will determine whether allowing the proposed relocation is appropriate, and if so, will direct the issuance of a massage or acupuncture establishment business license for the new location. If any proposed relocation is completed PRIOR to review and approval of the proposed relocation by the License Review Board, the City will decline to complete processing of the proposed relocation request during the moratorium and no new massage or acupuncture establishment business license will be issued during the moratorium.

e.) Application for a Massage Business or Establishment where Owner has valid State Certificate. An owner of a proposed massage establishment that is a sole proprietorship that has a valid State Certificate as a Massage Therapist or Massage Practitioner from the California Massage Therapy Council will be entitled to file and process a business license application for a massage establishment through the License Review Board, and if issuance of that business license is approved by the License Review Board, the appropriate business license will be issued immediately following the License Review Board's determination.

f.) Application for an Acupuncture Establishment where Owner has valid State License. An owner of a proposed acupuncture establishment that is a sole proprietorship that has a valid State License as a Acupuncturist from the Acupuncture Board of the Department of Consumer Affairs or has a valid State License from the Medical Board of California will be entitled to file and process a business license application for a acupuncture establishment through the License Review Board, and if issuance of that business license is approved by the License Review Board, the appropriate business license will be issued immediately following the License Review Board's determination.

2. Finality of License Review Board determination. Any determination by the License Review Board whether or not to issue a massage or acupuncture establishment

business license in any of the above six exemption categories, will be final and conclusive. No appeal to the City Council or to any other City authority will be permitted during the moratorium.

D. A temporary moratorium is not placed on the issuance of renewals of currently valid business licenses.

SECTION 8. The City Council directs the Community Development Department, Finance Department, Fire Department and Police Department to consider and study possible means of regulating massage and acupuncture establishments, specifically including zoning-based regulations and other regulations.

SECTION 9. The City Council finds that this Interim Urgency Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 10. If any provision of this Interim Urgency Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 11. This Interim Urgency Ordinance takes effect immediately upon its adoption by at least a four-fifths vote of the City Council. This Interim Urgency

Ordinance will continue the temporary moratorium in effect for one year until September 14, 2012, and thereafter will be of no further force and effect.

SECTION 12. The City Clerk shall certify the adoption of this Ordinance and shall cause a copy of same to be published in the official newspaper of said City within fifteen days of its adoption. This Ordinance shall be published once, with the names of the City Council members voting for and against it, in at least one newspaper of general circulation published in the City of Torrance, State of California.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2011.

Mayor of the City of Torrance

ATTEST:

City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By: _____
Patrick Q. Sullivan
Assistant City Attorney

ORDINANCE NO. _____

SUMMARY

On _____, 2011, the City Council of the City of Torrance adopted Ordinance No. _____, which establishes limited classes of exemptions to the moratorium on the issuance of business licenses, building permits, or any other approvals or entitlements that pertain to massage and acupuncture establishments. Ordinance No. _____ is an interim urgency ordinance that took effect immediately upon its adoption. The Ordinance continues in effect for one year until September 14, 2012.

*****City Clerk to add a paragraph stating that copies of the ordinance are available at the City Clerk's office and stating the names of the City Council members that voted in favor and those that voted against.*****

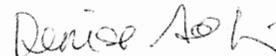
PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On **July 28, 2011**, I caused to be mailed **89** copies of the within notification for City Council **Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed **July 28, 2011** at Torrance, California.



(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

AUGUST 2, 2011 PUBLIC HEARING POSTPONED
“NEW MEETING DATE”
August 16, 2011

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the August 2, 2011 public hearing before the City of Torrance City Council has been postponed and rescheduled to **August 16, 2011** at 7:00 p.m. in the Torrance City Council Chambers of City Hall located at 3031 Torrance Boulevard, Torrance, California on the following matter:

Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or office of the City Clerk, prior to the public hearing, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 618-2870. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28CFR35.102-35.104 ADA Title II]

For further information, contact the Community Development Department at (310) 618-5990.

Publish: **July 30, 2011**

**SUE HERBERS
CITY CLERK**

Eighty nine (89) notices mailed 07-28-11. da

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On July 28, 2011, I caused to be mailed 61 copies of the within notification for City Council Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments (Property Owners) to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed July 28, 2011 at Torrance, California.



(signature)

**CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503**

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Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

(You are being notified as an owner of a property containing a licensed massage or acupuncture establishment)

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or office of the City Clerk, prior to the public hearing, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 618-2870. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28CFR35.102-35.104 ADA Title II]

For further information, contact the Community Development Department at (310) 618-5990.

Publish: **July 30, 2011**

**SUE HERBERS
CITY CLERK**

Sixty one (61) notices mailed on 07-28-11. da

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

PROOF OF PUBLICATION (201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance* County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

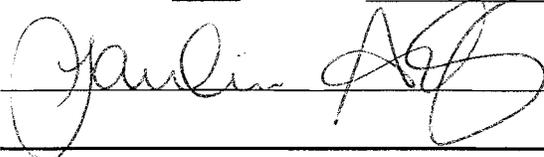
July 30,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 30 July 2011



*The Daily Breeze circulation includes the following cities: Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

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DB 7-111



**AUGUST 2, 2011 PUBLIC HEARING POSTPONED
"NEW MEETING DATE"
August 16, 2011**

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that the August 2, 2011 public hearing before the City of Torrance City Council has been postponed and rescheduled to **August 16, 2011** at 7:00 p.m. in the Torrance City Council Chambers of City Hall, located at 3031 Torrance Boulevard, Torrance, California on the following matter:

Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

For further information, contact the Community Development Department at (310) 618-5990.

**SUE HERBERS
CITY CLERK**

Pub. July 30, 2011.

PROOF OF SERVICE BY MAIL

I, the undersigned, am a resident of the County of Los Angeles, State of California, over the age of eighteen years, and not a party to the within action. I am employed by the City of Torrance, 3031 Torrance Boulevard, Torrance California 90503.

On July 22, 2011, I caused to be mailed **88** copies of the within notification for City Council **CONSIDERATION OF AN ORDINANCE EXTENDING A MORATORIUM ON THE ISSUANCE OF ANY PERMITS OR LICENSES FOR NEW MASSAGE AND ACUPUNCTURE ESTABLISHMENTS (BUSINESS)** to the interested parties in said action by causing true copies thereof to be placed in the United States mail at Torrance California.

I declare under penalty of perjury that the foregoing is true and correct.

Executed July 22, 2011 at Torrance, California.



(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Torrance City Council on **August 2, 2011 at 7:00 p.m.**, in the City Council Chambers of City Hall located at 3031 Torrance Boulevard, Torrance, California, on the following matter:

Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or office of the City Clerk, prior to the public hearing, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (310) 618-5990. If you need a special hearing device to participate in this meeting, please contact the City Clerk's office at (310) 618-2870. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28CFR35.102-35.104 ADA Title II]

For further information, contact the Community Development Department at (310) 618-5990.

Publish: **July 22, 2011**

SUE HERBERS
CITY CLERK

PROOF OF SERVICE BY MAIL

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I declare under penalty of perjury that the foregoing is true and correct.

Executed July 22, 2011 at Torrance, California.



(signature)

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

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Publish: **July 22, 2011**

SUE HERBERS
CITY CLERK

Daily Breeze

21250 HAWTHORNE BLVE, STE 170 * TORRANCE CALIFORNIA 90503-4077
Direct: (310) 543-6635 Fax: (310) 316-6827

PROOF OF PUBLICATION (201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published

in the City of Torrance*
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of

June 10, 1974

Case Number SWC7146
that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

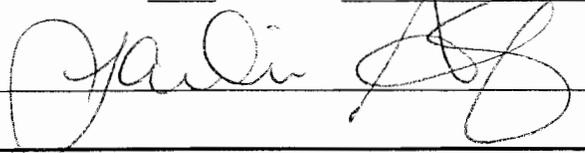
July 22,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 22 July 2011



*The Daily Breeze circulation includes the following cities:
Carson, Compton, Culver City, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Palos Verdes Peninsula, Palos Verdes, Rancho Palos Verdes, Rancho Palos Verdes Estates, Redondo Beach, San Pedro, Santa Monica, Torrance and Wilmington

This space is for the County Clerk's Filing Stamp

RECEIVED

2011 JUL 26 AM 10:01

Proof of Publication of

DB 7-88



NOTICE OF CITY OF TORRANCE CITY COUNCIL PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Torrance City Council on **August 2, 2011** at 7:00 p.m. in the Torrance City Council Chambers of City Hall located at 3031 Torrance Boulevard, Torrance, California on the following matter:

Consideration of an ORDINANCE extending a moratorium on the issuance of any permits or licenses for new massage and acupuncture establishments.

For further information, contact the Community Development Department at (310) 618-5990.

**SUE HERBERS
CITY CLERK**

Pub.: July 22, 2011.