

Council Meeting of
August 23, 2011

PUBLIC HEARING

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

Members of the Council:

SUBJECT: Community Development – Adopt RESOLUTION regarding self-certification for compliance with Congestion Management Program and submit Local Development Report.

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

- 1) Conduct a public hearing as required by the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority;
- 2) Adopt a **RESOLUTION** to self-certify that the City of Torrance is in conformance with local Congestion Management Program (CMP) requirements; and
- 3) Direct staff to submit the CMP Local Development Report (LDR) as required by the Los Angeles County Metropolitan Transportation Authority.

Funding

None requested with this action.

BACKGROUND

In 1992, the Congestion Management Program (CMP) forged new ground in linking transportation, land use, and air quality decisions for Los Angeles County. The 2011 Congestion Management Program marks the nineteenth anniversary since the program became effective with the passage of Proposition 111 in 1990. The hallmark of the CMP is that it is intended to address the impact of local growth on the regional transportation system. The CMP was created to:

- Link local land use decisions with their impacts on regional transportation and air quality; and
- Develop a partnership among transportation decision-makers on devising appropriate transportation solutions that include all modes of travel.

The CMP alone does not provide solutions to the mobility issues within Los Angeles County. Many mobility issues are localized traffic concerns and are not addressed

through the CMP. However, the CMP is an important tool addressing transportation needs throughout Los Angeles County.

Jurisdictions are required to conform to local CMP requirements in order to receive their portion of state gas tax revenue allocated by Section 2105 of the California Streets and Highways Code, and to preserve their eligibility for state and federal funding for transportation projects. The 88 Cities, plus the County of Los Angeles, collectively receive over \$90 million annually for maintaining compliance. Torrance has complied with all CMP requirements since the program began in 1992, and continues to receive gas tax dollars. The City is projected to receive approximately \$600,000 from the State.

Prior Publications

On August 12, 2011, a legal advertisement was published in a newspaper.

ANALYSIS

The CMP for Los Angeles County has been developed to meet the requirement of Section 65089 of the California Government Code. As required by statute, Los Angeles' CMP has one element, among others, called the "Deficiency Plan". The Deficiency Plan requires local agencies to offset a portion of the impact that *their* new development has on the regional transportation system. Historically, each local jurisdiction's responsibility has been tracked through a point system that reflects the impact of local growth ("debits") and the benefits of transportation improvements ("credits"). In recent years, cities have raised concerns regarding this Deficiency Plan approach, citing difficulty in maintaining conformance and questioning its effectiveness.

As part of its approval of the 2003 Short Range Transportation Plan, the Metro Board directed Metro staff to conduct a Nexus Study to explore the feasibility of implementing a countywide congestion mitigation fee to meet CMP Deficiency Plan requirements. This process involves four different steps, each requiring Metro Board approval. Step #1 involved a Feasibility Study and the creation of Program Guidelines, and was approved by the Metro Board in September 2008. Metro Staff is nearly complete with Step #2, which involved working with local jurisdictions to confirm growth forecasts and identify projects with regional benefits. Upon its completion, Step #3 will begin, which is the nexus analysis. The purpose of the nexus analysis is to justify the Congestion Mitigation Fee in accordance with state statute. This step should be completed by the end of 2011, and Metro staff will share the results with each of the Cities. While this study is underway, the CMP Countywide Deficiency Plan requirement for maintaining a positive credit balance is suspended.

As a result, cities do not have to report their transportation improvement strategies for the 2011 cycle. However, cities must continue to report their new net development activity just as in prior years. Please note that the credit balance for the City is still frozen. Until the Metro Board takes action to resume this aspect of the program, no new credits or debits will be accrued.

The reporting cycle for the CMP is June 1, 2010 through May 31, 2011. The building permits that have been issued during this time reflect activity in the City. There have been nine new single-family home permits and twenty-four new multi-family units activated, along with a variety of building permits activated for interior and exterior improvements to be conducted at land uses ranging from new commercial centers, industrial centers, medical offices, and restaurants.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 

Gregg D. Lodan, AICP
Planning Manager

Concur:


Jeffery W. Gibson
Community Development Director


LeRoy J. Jackson
City Manager

Attachments:

- A. 2011 CMP Resolution of Conformance
- B. Proof of Publication
- C. 2011 Local Development Report (LDR)
- D. Mayor's Script

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF TORRANCE,
CALIFORNIA, FINDING THE CITY TO BE IN
CONFORMANCE WITH THE CONGESTION
MANAGEMENT PROGRAM (CMP) AND ADOPTING THE
CMP LOCAL DEVELOPMENT REPORT, IN
ACCORDANCE WITH CALIFORNIA GOVERNMENT
CODE SECTION 65089**

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority (“LACMTA”), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council held a noticed public hearing on August 23, 2011.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF TORRANCE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City has taken all of the following actions, and that the City is in conformance with all applicable requirements of the 2010 CMP adopted by the LACMTA Board on October 28, 2010.

By June 15, of odd-numbered years, the City will conduct annual traffic counts and calculated levels of service for selected arterial intersections, consistent with the requirements identified in the CMP Highway and Roadway System chapter.

The City has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.

The City has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.

The City has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2010 CMP. This report balances traffic

congestion impacts due to growth within the City with transportation improvements, and demonstrates that the City is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan.

SECTION 2. That the City Clerk shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Los Angeles County Metropolitan Transportation Authority.

INTRODUCED, APPROVED, and ADOPTED this 23rd day of August, 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

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

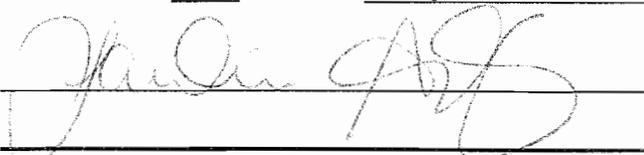
August 12,

all in the year 2011

the foregoing is true and correct.

Dated at Torrance

California, this 12 August 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

2011 AUG 17 11:00 AM

DB 8-49

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 P.M., **AUGUST 23, 2011**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California on the following matter:

The Community Development Director recommends that the City Council:

1. Conduct a Public Hearing as required by the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority;
2. Adopt a Resolution to self-certify that the City of Torrance is in conformance with local Congestion Management Program (CMP) requirements; and
3. Direct staff to submit the CMP Local Development Report (LDR) as required by the Los Angeles County Metropolitan Transportation Authority.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance CA 90503, prior to the public hearing.

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 the office of the City Clerk prior to the public hearing and further, by the terms of Resolution No. 88-19, 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 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR85.102-35.104 ADA Title II]

For further information, contact the **TRANSPORTATION PLANNING DIVISION** of the Community Development Department at (310) 618-5990.

**SUE HERBERS
CITY CLERK**

Published: August 12, 2011

City of Torrance

Date Prepared: August 16, 2011

2011 CMP Local Development Report

Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Contact: Jill Crump
Phone Number: 310-618-5990

**CONGESTION MANAGEMENT PROGRAM
FOR LOS ANGELES COUNTY**

2011 DEFICIENCY PLAN SUMMARY

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
Please do not enter data in these cells.**

DEVELOPMENT TOTALS**RESIDENTIAL DEVELOPMENT ACTIVITY****Dwelling Units**

Single Family Residential	1.00
Multi-Family Residential	24.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Commercial (less than 300,000 sq.ft.)	(7.20)
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	2.30

NON-RETAIL DEVELOPMENT ACTIVITY**1,000 Net Sq.Ft.²**

Lodging	0.00
Industrial	(282.60)
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	22.90
Government	0.38
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY**Daily Trips**

ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units	0
Exempted Non-residential sq. ft. (in 1,000s)	0

Page 1

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

City of Torrance		Date Prepared: August 16, 2011
2011 CMP Local Development Report		
Reporting Period: JUNE 1, 2010 - MAY 31, 2011		
Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."		
PART 1: NEW DEVELOPMENT ACTIVITY		
RESIDENTIAL DEVELOPMENT ACTIVITY		
Category	Dwelling Units	
Single Family Residential	9.00	
Multi-Family Residential	24.00	
Group Quarters	0.00	
COMMERCIAL DEVELOPMENT ACTIVITY		
Category	1,000 Gross Square Feet	
Commercial (less than 300,000 sq.ft.)	13.00	
Commercial (300,000 sq.ft. or more)	0.00	
Freestanding Eating & Drinking	4.50	
NON-RETAIL DEVELOPMENT ACTIVITY		
Category	1,000 Gross Square Feet	
Lodging	0.00	
Industrial	1.10	
Office (less than 50,000 sq.ft.)	0.00	
Office (50,000-299,999 sq.ft.)	0.00	
Office (300,000 sq.ft. or more)	0.00	
Medical	65.00	
Government	0.38	
Institutional/Educational	0.00	
University (# of students)	0.00	
OTHER DEVELOPMENT ACTIVITY		
Description (Attach additional sheets if necessary)	Daily Trips	
	0	
ENTER IF APPLICABLE	0.00	
ENTER IF APPLICABLE	0.00	

City of Torrance Date Prepared: August 16, 2011
2011 CMP Local Development Report
Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	8.00
Multi-Family Residential	0.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	20.20
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	2.20

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	283.70
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	42.10
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips
	0
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

City of Torrance

Date Prepared: August 16, 2011

2011 CMP Local Development Report

Reporting Period: JUNE 1, 2010 - MAY 31, 2011

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 3: EXEMPTED DEVELOPMENT ACTIVITY**(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged due to "calamity"	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

Page 4

Exempted Development Definitions:

- Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
- High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
- Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
- Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
- Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
- Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.