

I N D E XCity Council - April 20, 1976

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Adjourned at 7:48 P.M.

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April 20, 1976

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, April 20, 1976, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Rossberg, Surber, Wilson, and Mayor Miller. Councilwoman Geissert arrived at the meeting at 5:45 P.M. Absent: Councilman Brewster.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, and City Clerk Coil. Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Ben Kidner led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Lee Roy Brandes, Lutheran Church of the Good Shepherd.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Surber moved for the approval of the minutes of March 30, 1976, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

6. MOTION TO WAIVE FURTHER READING:

Councilman Armstrong moved that after the City Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof 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 Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

7. COUNCIL COMMITTEE MEETINGS.

No reports.

COMMISSION MATTERS:8. INTERIM REPORT FROM COUNCIL AD HOC COMMITTEE RE APPOINTED GROUPS concerning charges filed against City Commissioner.RECOMMENDATION OF COMMITTEE:

That no action be taken on the charges at this time. The Commission is to conduct "business as usual" for a period of 90 days, after which time self-evaluation of the effectiveness and efficiency of the entire Commission be conducted by every member of the Commission. During this time, the minutes of the meetings should record any pertinent interactions or actions relative to this matter. Tapes of the meetings will be made available to members of this Committee.

The evaluation of the Commission, the minutes, and the tapes will be used as material and resources from which a final report and recommendation will be made to City Council on this matter.

MOTION: Councilman Armstrong moved for the adoption of the recommendation of the Council Ad Hoc Committee re: Appointed Groups. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

PUBLIC WORKS:9. COMPLETION OF PRAIRIE-MADRONA (PHASE II) from 190th Street to north of Del Amo Boulevard (B74-29).RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor.

10. IMPROVEMENT OF PRAIRIE-MADRONA (PHASE III) from 190th Street to Del Amo Boulevard (B74-59) NOTICE OF COMPLETION.RECOMMENDATION OF CITY ENGINEER:

That the work be accepted on the basis of the as-built quantities, and final payment be made to the contractor.

MOTION: Councilman Armstrong moved to concur with the recommendations of the City Engineer on Items #9 and #10. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

11. FINAL TRACT MAP NO. 32092.

Subdivider: T & T Investments (Tumanjan).

Engineer: E.L. Pearson.

Location: 175th Place west of Amie Avenue (school site)

No. of Lots: 34

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:
That Final Tract Map No. 32092 be approved.

MOTION: Councilman Wilson moved to concur with the recommendation of the City Engineer/Planning Director; motion seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Surber absent).

REAL PROPERTY:

12. RESOLUTION authorizing renewal of Tom T. Ishibashi dry farming agreement at Torrance Municipal Airport.

RESOLUTION NO. 76-75

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXECUTION
OF THAT CERTAIN FARMING AGREEMENT DATED
APRIL 1, 1976 BETWEEN THE CITY OF TORRANCE
AND TOM T. ISHIBASHI

Councilman Wilson moved for the adoption of Resolution No. 76-75. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilwoman Geissert has not yet arrived at the meeting; Councilman Brewster absent).

Mr. Ishibashi was present, and confirmed his concurrence with the two-year period of the Farming Agreement.

13. RESOLUTION re: purchase of Otani property for future Columbia Park.

RESOLUTION NO. 76-76

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST AN
AGREEMENT FOR THE PURCHASE OF THE OTANI
PROPERTY FOR FUTURE COLUMBIA PARK AND
AUTHORIZING THE CITY ATTORNEY TO EXECUTE
A STIPULATION FOR JUDGMENT IN CONDEMNATION
THEREFOR

(City v. Chisato Otani - Parcel 4)

Councilman Wilson moved for the adoption of Resolution No. 76-76. The motion, seconded by Councilman Armstrong, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Rossberg, Wilson;
Mayor Miller.
NOES: COUNCILMEMBERS: Surber.
ABSENT: COUNCILMEMBERS: Geissert (had not yet arrived
at the meeting); Brewster.

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14. APPROVAL OF YWCA ALTERATIONS.RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the Council authorize the City Manager to give written consent to the YWCA to remodel certain portions of their building at 2320 West Carson Street, per communication of record.

MOTION: Councilman Wilson moved to concur with the recommendation of the Land Management Team. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

TRANSPORTATION MATTERS:15. RESOLUTION AND AGREEMENT re: Don Wilson Builders, installation of traffic signal at Crenshaw and 237th Street.RESOLUTION NO. 76-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND DON WILSON BUILDERS FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF CRENSHAW BOULEVARD WITH 237TH STREET

Councilman Armstrong moved for the adoption of Resolution No. 76-77. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting; Councilman Brewster absent).

16. PROPOSED SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT POLICY FOR ESTABLISHMENT OF BUS STOPS AND ZONES.

City Attorney Remelmeyer questioned the Policy statement that RTD has the exclusive right to determine the location of RTD bus stops and zones, even over the objections of a local government jurisdiction -- in Mr. Remelmeyer's opinion, the City has the primary, sovereign power over the location of the bus stops, subject to a duty to be reasonable.

It was the direction of the Council that this item be held until later in the meeting to permit restructuring of the recommendation. (See Page 13.)

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(Councilwoman Geissert arrived at this point in the meeting, the hour being 5:45 P.M.)

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City Council
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FISCAL MATTERS:

17. RESOLUTION authorizing the compromise of a lawsuit filed on behalf of City for nonpayment of business license taxes for oil wells.

RESOLUTION NO. 76-78

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE COMPROMISE
OF A LAWSUIT FILED ON BEHALF OF THE CITY
FOR NONPAYMENT OF BUSINESS LICENSE TAXES
FOR OIL WELLS

(City v. Cake, Case Nos. 53030 and 53031)

Councilman Surber moved for the adoption of Resolution No. 76-78. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster absent).

18. ORDINANCE deleting section of Code which requires \$11.00 license tax on signs, deleting the cumulative provisions contained therein.

ORDINANCE NO. 2647

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REPEALING SECTION 33.2.5
OF THE TORRANCE MUNICIPAL CODE DELETING
THE CUMULATIVE PROVISIONS CONTAINED THEREIN

Councilman Armstrong moved for the approval of Ordinance No. 2647 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Brewster).

MANPOWER MATTERS:

19. RESOLUTION authorizing contract modification with the Torrance Unified School District.

RESOLUTION NO. 76-79

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXECUTION
OF THAT CERTAIN AMENDMENT TO SUBGRANT FOR
THE OPERATION OF COMPREHENSIVE EMPLOYMENT
AND TRAINING ACT (CETA) PROGRAMS BETWEEN
THE CITY OF TORRANCE AND THE TORRANCE
UNIFIED SCHOOL DISTRICT

Councilwoman Geissert moved for the adoption of Resolution No. 76-79. Her motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster absent).

20. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 76-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN CONTRACTS FOR ON-THE-JOB TRAINING BY AND BETWEEN THE CITY OF TORRANCE AND CARSON OPTICAL COMPANY, TORRANCE ALUMINUM WINDOW COMPANY, AND TOOKER MANUFACTURING COMPANY

Councilman Wilson moved for the adoption of Resolution No. 76-80. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brewster absent).

PARK AND RECREATION MATTERS:

21. REPLACEMENT FOR STOLEN P.A. SYSTEM AT TILLIM SENIOR CITIZEN CENTER.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That Council appropriate \$317 from the General Fund Unappropriated Reserve and approve the award of a contract to Lanier Corporation for the purchase of this replacement equipment.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Park and Recreation Director. His motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, AFSCME president, Ben Kidner pointed out the fact that Equipment Mechanic Ivan Eckersley's tools were stolen from a Park Department building and that there was no repayment via insurance -- appropriate insurance arrangements should be made for employees in like circumstances. This matter was referred to Staff for review and recommendation.

Roll call vote on Councilman Armstrong's motion was unanimously favorable (Councilman Brewster absent).

22. SUMP USE FOR "COMMUNITY GARDENS".

RECOMMENDATION OF PARK AND RECREATION DEPARTMENT/

COMMISSION: That the subject three sumps NOT BE USED for Community Gardens, due to financial considerations.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation; the motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Brewster absent).

PERSONNEL MATTERS:

23. RESOLUTION authorizing contract amendment between the City of Torrance and the Public Employees' Retirement System to provide Military Buy Back for miscellaneous employees.

RESOLUTION NO. 76-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION OF THE PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 76-81. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilman Brewster absent).

24. EQUIPMENT COORDINATOR.

The April 20th communication from Civil Service Commissioner Limon, just received by the Council, outlining his concerns in this matter was noted.

It was the request of City Attorney Remelmeyer that this item be held for two weeks in order that he may review Mr. Limon's communication.

MOTION: Councilman Surber moved to concur with the request of the City Attorney. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Brewster).

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COMMUNITY AFFAIRS:

25. ORDINANCE amending Code exempting non-hazardous charitable dance marathons from said Code's general prohibition there against.

ORDINANCE NO. 2648

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING SECTION
35.4.9 OF THE TORRANCE MUNICIPAL CODE
EXEMPTING NON-HAZARDOUS CHARITABLE
DANCE MARATHONS FROM SAID CODE'S
GENERAL PROHIBITION THERE AGAINST

Councilman Surber moved for the approval of Ordinance No. 2648 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Brewster).

MATTERS NOT OTHERWISE CLASSIFIED:

26. STATUS REPORT on the proposed Youth and Community Services Center in the Housing and Community Development budget.

RECOMMENDATION OF PLANNING DIRECTOR:

That Council approve the expenditure of \$74,300 "Youth and Community Services Center - Neighborhood Services Facility" allocation from the 1975-76 HCD funds to complete the remodeling and other improvements at the Tillim/McMaster complex in North Torrance.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Planning Director. The motion was seconded by Councilman Armstrong.

At the request of Councilwoman Geissert, desired clarification regarding the Staff report was provided by Planning Associate Busse and Administrative Specialist Karcic.

Council discussion ensued. Concerns regarding the Bartlett and Tillim senior citizen facilities were expressed, with specific review of potential expansion of Bartlett Center, it being the suggestion of Councilwoman Geissert that Staff review the feasibility of future acquisition of property adjacent to the Post Avenue Library for senior citizen use. Also reviewed were community needs and services for its youth.

Roll call vote on Councilman Wilson's motion was unanimously favorable (Councilman Brewster absent).

PLANNING AND ZONING MATTERS:

27. RESOLUTION granting CUP 75-3, Plaza del Amo.

RESOLUTION NO. 76-82

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE GRANTING A CONDITIONAL

USE PERMIT TO ALLOW THE CONSTRUCTION OF
A NEIGHBORHOOD SHOPPING SHOPPING CENTER
ON PROPERTY LOCATED AT THE NORTHWEST
CORNER OF HAWTHORNE BOULEVARD AND
TORRANCE BOULEVARD
(CUP 75-3 (EA 75-4) Plaza del Amo,
Don Barclay)

Councilman Armstrong moved for the adoption of Resolution No. 76-82. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Surber, Wilson;
Mayor Miller.
NOES: COUNCILMEMBERS: Geissert, Rossberg.
ABSENT: COUNCILMEMBERS: Brewster.

28. RESOLUTION granting PP 75-1, Plaza Del Amo.

RESOLUTION NO. 76-83

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING A PRECISE
PLAN OF DEVELOPMENT TO ALLOW THE CONSTRUC-
TION OF A NEIGHBORHOOD SHOPPING CENTER
IN THE C-5 ZONE ON PROPERTY LOCATED AT
THE NORTHWEST CORNER OF HAWTHORNE BOULEVARD
AND TORRANCE BOULEVARD
(PP 75-1, EA 75-4, Plaza del Amo, Don
Barclay).

Councilman Surber moved for the adoption of Resolution No. 76-83. His motion, seconded by Councilman Armstrong, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Surber, Wilson;
Mayor Miller.
NOES: COUNCILMEMBERS: Geissert, Rossberg.
ABSENT: COUNCILMEMBERS: Brewster.

29. RESOLUTION granting V 76-1, Charles and Rosemary Hrehor.

RESOLUTION NO. 76-84

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE GRANTING A VARIANCE FROM
THE PROVISION OF DIVISION 9 OF THE
TORRANCE MUNICIPAL CODE, AS APPLIED FOR
BY CHARLES AND ROSEMARY HREHOR, IN
PLANNING COMMISSION CASE NO. V 76-1

Councilman Wilson moved for the adoption of Resolution No. 76-84. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brewster absent).

30. MORATORIUM RE: TEMPORARY SIGNS (PORTA PANELS).RECOMMENDATION OF PLANNING COMMISSION:

That "Porta-Panel" type signing be discontinued until design and performance standards can be formulated.

RECOMMENDATION OF PLANNING AND BUILDING AND SAFETY

DEPARTMENTS: That the proposed study occur without temporarily discontinuing the use of such advertising media.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning and Building and Safety Departments. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster absent).

APPEALS - OTHER THAN PLANNING:

31. CITIZEN APPEAL of Traffic Commission recommendation to approve petition request for "2-Hour Parking - 7 AM to 6 PM Except Saturday, Sunday and Holidays" sign on the north side of 232nd Street between Crenshaw Boulevard and Pennsylvania Avenue.

Staff presentation was provided by Associate Transportation Engineer Collins.

The appellant, Mr. Norman H. Hyder, was not present.

Mrs. Thelma Strelitz, 2461 West 232nd Street, reaffirmed the parking difficulties in this area, as expressed at the Traffic Commission, and per her January 26, 1976 communication of record.

Council discussion was directed to various remedial measures, including contacting businesses on Crenshaw Boulevard, it being noted that in the past business cooperation has been only temporarily effective.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Traffic Commission: That a "2-HOUR PARKING - 7 AM TO 6 PM EXCEPT SATURDAY, SUNDAY AND HOLIDAYS" sign be installed on the north side of 232nd Street between Crenshaw Boulevard and Pennsylvania Avenue. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster absent).

ROUTINE MATTERS:

32. BUDGETED EXPENDITURES IN EXCESS OF \$300:

It was the request of Assistant to the City Manager Jackson that Item #8 be excluded.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$1476.79 to A.F. Johnson Company, Inc. for an annual contract to supply "as required" work gloves for City departments.
2. \$341.32 to M & M Stake Company for wood stakes as requested by the Street Department.
3. \$464.70 to Edoco Technical Products for epoxy adhesive material required to secure road reflector delineators to the street as requested by the Department of Transportation.
4. \$1177.52 to Holiday Wheels to perform required modifications to a newly purchased van for the YWCA to make it a "legal" school bus which can be so certified by the California Highway Patrol. The City will be reimbursed for this expenditure from Federal HCDA funds.
5. \$604.20 to George F. Cake Company for two only twin sonic emergency vehicle overhead light/sound systems as requested by the Police Department.
6. \$348.66 to Johnny Gillette Tire Company for necessary tire recapping and repair services as required by the City Garage.
7. \$372.86 to Lewellen Press to reprint "Parking Citations" as required by the Police Department.
8. Excluded, as above requested.
9. \$862.38 to Barnes and Delaney for the purchase of large size truck tires and tubes as required by the City Garage.
10. \$556.50 to Southern California Fence Company for the purchase of 300 feet of chain link fencing aluminum slats as requested by the Department of Transportation for the Airport.
11. \$1247.55 to Library Associates for the purchase of 192 miscellaneous library books.
12. \$360.93 to G.K. Hall and Company for 30 large-print library books.
13. \$608.22 to Baker & Taylor Company for 57 library books.
14. \$560.48 to Doubleday & Company, Inc. for 102 library books.
15. \$1130.70 to Bishop Company for various Kwik Kut Air Saw repair parts as requested by the Street Department.
16. \$768.50 to Engine & Equipment Company for the purchase of one only 60 lb. air hammer requested by the Street Maintenance Division as a replacement item.

17. \$474.19 to Crown Body and Fender for necessary repairs to a City vehicle (Unit #7007) involved in an accident.
18. \$371.00 to Muesco, Inc. for water meter repair gaskets as requested by the Water Department.
19. \$2861.10 to James Jones Company for 12", 8" and 6" water pipe service saddles as requested by the Water Department.
20. \$2218.58 to Western Water Works Supply Company for 3/4" water line angle valves as requested by the Water Department.
21. \$4764.19 to Harry Mann Chevrolet to purchase a replacement Police "black-and-white" patrol unit (#7176) totalled in an accident.
22. \$693.24 to Golden State Paint Company for the purchase of a special pool recoating material to re-coat Benstead Plunge as requested by the Building Department.
23. \$1273.55 to Consolidated Electrical Distributors for the purchase of specific electric hardware and wire with which to convert all Fire Department electrically powered portable equipment to 3-wire (grounded) lead wire and connectors as directed by California OSHA requirements.

MOTION: Councilman Surber moved to concur with the recommendation of the Finance Director for approval of Item #32, with the exception of #8. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster absent).

ADDENDUM ITEM:

33. TEMPORARY SIGN ON PUBLIC PROPERTY - Triangle at the intersection of Hawthorne and Sepulveda Boulevards. (Armed Forces Day Parade)
RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR/CITY ENGINEER: That the temporary sign be approved, since this is a Torrance civic function, and that the fees and insurance be waived as in past approvals by the City Council for Torrance Rodeo, Lions football game, PTA, etc., provided that it will be so located as not to impede traffic visibility, and will be removed at the end of the stated date.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brewster absent).

The Council now returned to:

16. PROPOSED SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT POLICY for establishment of bus stops and zones.

RECOMMENDATION OF THE DIRECTOR OF TRANSPORTATION:

That Staff be directed to attend the meeting and relay the following recommendations:

1. That RTD assure the City of Torrance ample opportunity for Traffic Commission and/or City Council consideration of any disputed or controversial RTD bus stop location.
2. That RTD bus zones near intersections in the City of Torrance be normally established on the "far-side" of the intersection, particularly at STOP sign and traffic SIGNAL controlled intersections.

It was the further direction of the Council that it be made known that the City of Torrance will cooperate with SCRTD in the establishment of bus stop locations, but will retain the right of jurisdiction in the determination of location of RTD bus stops and zones in the City of Torrance.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the Director of Transportation, with specific note of the further direction re: jurisdiction. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Brewster absent).

ADDENDUM ITEM:

34. DRAINAGE SUMP AT 235TH STREET.

RECOMMENDATION OF CITY MANAGER:

- A. For the sum of \$35,000 to be paid by Wilson, the City will give Wilson an easement, allowing Tract #32549 to drain into the 235th Street Sump, subject to the City's right to provide alternate means of drainage in the future at no expense to Wilson.
- B. Said sum of \$35,000 will be considered to include all drainage fees due from Tract #32549.
- C. If the City Council rejects this recommendation that Wilson retain all rights he had or claims to have had.

MOTION: Councilman Armstrong moved to concur with the above stated recommendations of the City Manager. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster absent).

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The hour being 6:48, Councilman Wilson moved to recess as the City Council, and reconvene as the Redevelopment Agency. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brewster absent). The Council returned to its agenda at 6:49 P.M.

ORAL COMMUNICATIONS:

35. Assistant City Manager Scharfman noted the need for an Executive Session to discuss matters of litigation and hours, wages, and working conditions.

36. City Attorney Remelmeyer reported on recent developments pertaining to the desired agreement re: covenant to run with the land in the matter of the HDR Homes development, the Riviera Homeowners Association, and the City. The present tentative agreement is not acceptable to the homeowners, per Mr. Remelmeyer, and they have submitted a proposed agreement which has not yet been reviewed by the developer.

It was the request of Mr. Remelmeyer, in the interest of expediting this matter, that he be authorized, upon final approval of the covenant and agreement (which seems most likely) to proceed with recordation of the document prior to next Tuesday's Council meeting, thereby demonstrating "good faith" on the part of City in not delaying this development.

It was the suggestion of Councilman Wilson, concurred in by the Council, that an ad hoc committee be formed for the purpose of approving the final document which would provide for any desired input, such committee meeting to be called at the earliest possible date.

Concurrence with Councilman Wilson's suggestion was indicated by Mr. Spencer Willens, representing the Riviera Homeowners Association. Mr. Willens noted that the agreement isn't greatly different and such a meeting would affirm the overall good intent.

MOTION: Councilman Wilson moved to approve the City Attorney's request, subject to final approval by an ad hoc committee. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster absent).

Ad Hoc Committee members: Mayor Miller (chairman), Councilmembers Armstrong, and Geissert. A meeting was scheduled for Thursday, April 22nd, at 4:30 P.M.

37. City Clerk Coil, on behalf of Water Commissioner Charles Dishon, requested an excused absence from the Water Commission meeting of April 22, 1976, in that he will be out of town. Mayor Miller so MOVED; the motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

38. Councilman Armstrong requested a Staff summary regarding recent developments pertaining to the South Bay County petition (its failure only temporarily diminishing the interest in such separation); the newly prepared Cullen Bill, and the charter amendment proposed by Supervisor Hahn (per communication of April 8, 1976).

39. Councilwoman Geissert noted the recommendation of the City Manager, in his April 20th communication, that the third quarter budget review before the Finance Committee be omitted, for the reasons stated therein. The direction of the Council was requested by Mrs. Geissert.

MOTION: Councilman Surber moved to concur with the recommendation of the City Manager that the third quarter budget review be omitted. The motion was seconded by Councilman Armstrong; there were no objections, and it was so ordered.

40. Councilwoman Geissert commended the procedure employed by the Council Civil Service Committee in its recent review of Charges against a City Commissioner, and suggested that this procedure be adopted by the Council in future complaint matters against Commissioners. This suggestion was concurred in by the Council.

41. Councilman Rossberg reviewed his new assignment as Chairman of the Civil Service Committee, and requested (1) that a joint meeting be scheduled with Civil Service Commission representatives, as a kick-off of this new assignment, in the tradition established by Councilman Armstrong; (2) that the imminent retirement of Executive Officer Donovan be the subject of a study by the City Manager as to the nature and duties of the position of Executive Officer, assessment of needs so far as professional staff for the Commission is concerned, with a report back to the Council with suggestions and/or alternatives on how to proceed, such report to be forthcoming within the next 60 days, if possible. Input from all interested parties -- Mr. Donovan, the Civil Service Commission, etc. -- was invited by Councilman Rossberg.

There was Council concurrence with the above requests of Councilman Rossberg.

42. Bonding Requirements of Van Lingen Towing Contract.

Recommendation of Deputy City Attorney:

That Council authorize the execution of an amendment to the Van Lingen Towing Contract to provide that the performance bond requirement can be met by deposit of \$25,000.00 cash, assignment of a certificate of deposit in that amount, or a Corporate Surety Bond.

MOTION: Councilman Surber moved to concur with the above recommendation of the Deputy City Attorney. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster absent).

43. It was the request of Councilman Wilson that there be appropriate recognition and appreciation expressed for the choir of the Torrance Stake, Church of Jesus Christ of Latter Day Saints for their forthcoming musical presentation at a Council meeting; for the volunteer clean-up of Delthorne Park by a group from this church; and for the donation of seven beautiful art books to the Torrance Library by the Mobil Oil Corporation.

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44. EXECUTIVE SESSION - CBS PROPERTY LITIGATION:

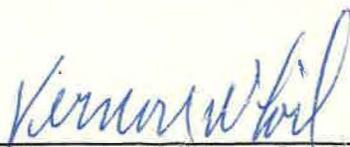
At 7:15 P.M., Councilman Armstrong moved to recess for an Executive Session to discuss matters pertaining to litigation and hours, wages, and working conditions (proper subject matters, per City Attorney Remelmeyer). The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster absent).

The Council returned at 7:46 P.M., and took the following action:

MOTION: Councilman Armstrong moved that the City Attorney is hereby authorized to file an action for a preliminary injunction jointly with Columbia Broadcasting System, or separately, as he determines, and to take any other legal action which he deems necessary to evict Lyons Buick from the CBS property. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster absent).

At 7:48 P.M., Councilman Armstrong moved to adjourn to Tuesday, April 27, 1976, at 6:00 P.M. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Brewster absent).

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 Vernon W. Coil, Clerk of the
 City of Torrance

APPROVED:



 Mayor of the City of Torrance

 Ava Cripe
 Minute Secretary

16.

City Council
 April 20, 1976