

I N D E XCity Council - December 14, 1976

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Adjourned at 12:25 A.M.

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December 14, 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, December 14, 1976, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Geissert, Rossberg, Wilson and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

Mr. William Largent led in the salute to the flag.

4. INVOCATION:

The invocation was given by Mr. Art Fisher.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of November 16, 1976. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Wilson 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 Armstrong, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

No reports.

PRESENTATION:

8. TILE PLAQUE to Hans Stierle, Executive Director, American Youth Soccer.

Presentation was made by Councilman Wilson, with grateful acceptance by Mr. Stierle.

PUBLIC WORKS:

9. RESOLUTION authorizing dedication of City-owned property for street purposes - Adolph Avenue between 236th and 238th Streets.

RESOLUTION NO. 76-243

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE DEDICATING CITY-OWNED
PROPERTY FOR STREET AND HIGHWAY PURPOSES,
NAMELY ADOLPH AVENUE

Councilman Armstrong moved for the adoption of Resolution No. 76-243. His motion, seconded by Councilman Rossberg, carried, with roll call vote as follows:

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

10. RESOLUTION accepting public works of improvements - WALTERIA Pressure Zone Assessment District.

RESOLUTION NO. 76-244

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ACCEPTING PUBLIC WORKS
OF IMPROVEMENTS CONSTRUCTED IN A SPECIAL
ASSESSMENT DISTRICT
(Assessment District No. 11-72-1
WALTERIA Pressure Zone Improvements)

Councilman Wilson moved for the adoption of Resolution No. 76-244. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

COMMUNITY AFFAIRS:

11. RESOLUTION re: agreement for necessary labor for float decoration - 1977 Tournament of Roses Parade.

RESOLUTION NO. 76-245

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR AND
CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN
AGREEMENT BETWEEN THE CITY AND THE TORRANCE
ROSE FLOAT ASSOCIATION FOR FURNISHING LABOR
NECESSARY FOR THE DECORATION OF A FLOAT IN
THE 1977 TOURNAMENT OF ROSES PARADE

Councilwoman Geissert moved for the adoption of Resolution No. 76-245. Her motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

BUILDINGS, STRUCTURES AND SIGNS:

- 12. EXTENSION OF TIME ON TEMPORARY SIGN - "Friends of Madrona Marsh".

RECOMMENDATION OF BUILDING AND SAFETY DEPARTMENT:

Approval of this time extension for another six-month period, provided the "Friends of Madrona Marsh" continue to maintain their bond to insure the removal of the sign.

MOTION: Councilman Wilson moved to concur with the recommendation, as above stated, of the Building and Safety Department. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

TRANSPORTATION MATTERS:

- 13. CALIFORNIA TRANSPORTATION PLAN POLICY ELEMENT.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION/
PLANNING DIRECTOR/CITY ENGINEER:

That Council support the County's recommendation that:

- 1. The State Transportation Board not adopt the California Transportation Plan until the legislature has set statewide transportation goals, objectives and policies, and that,
- 2. The legislature direct that until such time as it might act to change transportation programs and funding arrangements currently a matter of law, all State agencies, commissions and boards shall proceed to expeditiously carry out existing legislative intent in terms of the construction, maintenance and operation of our transportation systems.

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

FISCAL MATTERS:

- 14. TECHNICAL MODIFICATIONS IN RESOLUTION authorizing Intruder Alarm Grant, third year contract.

RESOLUTION NO. 76-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROPRIATING FUNDS FOR THE THIRD YEAR OF THE INTRUDER ALARM GRANT FOR LAW ENFORCEMENT PURPOSES

Councilman Armstrong moved for the adoption of Resolution No. 76-246. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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15. RESOLUTION authorizing agreement for auditing services with Coopers & Lybrand.

RESOLUTION NO. 76-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND COOPERS AND LYBRAND FOR AUDITING SERVICES

Councilman Wilson moved for adoption of Resolution No. 76-247. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

MANPOWER MATTERS:

16. RESOLUTION re: On-The-Job Training.

RESOLUTION NO. 76-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST CONTRACTS EXTENDING UNTIL MAY 14, 1977 THE TERMS OF THOSE CERTAIN ON-THE-JOB TRAINING CONTRACTS ENTERED INTO BY AND BETWEEN THE CITY OF TORRANCE AND AMPCO METALS COMPANY, AND SPACECRAFT MACHINE PRODUCTS, INC.

Councilman Wilson moved for the adoption of Resolution No. 76-248. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

17. RESOLUTION re: On-The-Job Training.

RESOLUTION NO. 76-249

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 CENTURY SHOWER DOOR COMPANY

Councilwoman Geissert moved for the adoption of Resolution No. 76-249. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

18. NEW MEMBER - MANPOWER PLANNING COUNCIL.

RECOMMENDATION OF COUNCIL CIVIL SERVICE COMMITTEE:

That Mr. Otis Bullard be appointed as a member of the Manpower Planning Council.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PARK AND RECREATION MATTERS:

19. RESOLUTION re: landscape architectural services.

RESOLUTION NO. 76-250

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST THAT
CERTAIN AGREEMENT FOR LANDSCAPE ARCHITECTURAL
SERVICES BETWEEN THE CITY AND ALAN RIBERA
AND ASSOCIATES

Councilman Wilson moved for the adoption of Resolution No. 76-250. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

SECOND READING ORDINANCES:

20. ORDINANCE NO. 2712.

ORDINANCE NO. 2712

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REPEALING SECTION 17.86.3
ENTITLED INDUSTRIAL SAFETY AND ADDING A
NEW SECTION DEALING WITH THE SAME SUBJECT
TO ARTICLE 6 OF PART VIII OF CHAPTER 7,
DIVISION 1 OF THE TORRANCE MUNICIPAL CODE

Councilwoman Geissert moved for the adoption of Ordinance No. 2712 at its second and final reading; her motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

21. ORDINANCE NO. 2713.

ORDINANCE NO. 2713

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING DIVISION 9 OF
THE TORRANCE MUNICIPAL CODE TO RECLASSIFY
THAT CERTAIN PROPERTY WHICH IS LOCATED
APPROXIMATELY 175 FEET WEST OF CRENSHAW
BOULEVARD AND APPROXIMATELY 100 FEET SOUTH
OF EL DORADO STREET AND DESCRIBED IN ZONE
CHANGE 76-13
(James L. Hawkins)

Councilman Wilson moved for the adoption of Ordinance No. 2713 at its second and final reading. His motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,
Geissert, Rossberg, Wilson.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Mayor Miller (subject property
adjacent to property owned by him).

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MATTERS NOT OTHERWISE CLASSIFIED:

22. RESOLUTION commending Lloyd Pick.

RESOLUTION NO. 76-251

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING LLOYD PICK
FOR HIS LIFE-SAVING EFFORTS AND EMERGENCY
ASSISTANCE TO MOTOR OFFICER JAMES FARQUHAR

Councilwoman Geissert moved for the adoption of Resolution No. 76-251. Her motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

HEARINGS - OTHER THAN PLANNING:

23. TORRANCE FASHION WAY REDEVELOPMENT PROJECT.

Held for later in the meeting and the advertised hour of 7:30 P.M. See Page 8.

ROUTINE MATTERS:

24. PURCHASE OF TRAFFIC COUNTERS AND RELATED EQUIPMENT.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

That Council appropriate \$3,800 from the General Fund Unappropriated Reserve for the purchase of four modern, solid state traffic counters.

25. AWARD OF DEMOLITION AND SITE CLEARANCE CONTRACT for 23724 Cabrillo Avenue - Bid Schedule B76-59.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the low bid of AA Jet Housemovers, Inc., in the amount of \$800 and reject the other bid.

26. AWARD OF ANNUAL CONTRACT FOR RECREATION PROGRAM TROPHIES - (Ref. Bid B76-62 - Total Expenditure: \$7741.76)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING/PARK AND RECREATION DEPARTMENT:

That Council approve of the award of an annual contract for trophies to Rex Trophies Manufacturing, Inc., in the total amount of \$7741.76, including tax.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #24, 25 and #26. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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ADDENDUM ITEM:27. EQUIPMENT INSURANCE.RECOMMENDATION OF CITY MANAGER:

That the City Council accept the bid from Continental Insurance Company for Equipment Insurance for the 1976-1977 Fiscal Year at an annual premium of \$3,525.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

ORAL COMMUNICATIONS:

28. City Attorney Remelmeyer requested an Executive Session regarding pending litigation. It was agreed to recess at this time for this purpose.

MOTION: Councilman Wilson moved to recess for the purpose of the above requested Executive Session. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable. (The hour was 7:25 P.M.)

The Council returned at 7:30 P.M.

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HEARINGS - OTHER THAN PLANNING:

23. JOINT PUBLIC HEARING by the City Council and the Redevelopment Agency on the proposed Redevelopment Plan for the Torrance Fashion Way Redevelopment Project and the Environmental Impact Report for the Project.

Mayor Miller announced that it was now 7:30 P.M., this being the time for the joint meeting of the City Council, acting as the City Council and as the Redevelopment Agency of the City of Torrance, which has been called for the purpose of conducting a public hearing on the Redevelopment Plan for the Fashion Way Redevelopment Project, pursuant to the Community Redevelopment Law of the State of California.

This is the time and place set for this joint public hearing, per Mayor Miller, as specified in the Notice of Joint Public Hearing published pursuant to the California Community Redevelopment Law -- this hearing has been advertised and notices have been mailed to all the owners of property within the Project area and within 300' surrounding the Project area.

Mayor Miller thereupon MOVED that the City Council convene in joint session as the City Council of the City of Torrance and as the Redevelopment Agency of the City of Torrance for the purpose of this public hearing and for the conduct of any other Redevelopment Agency business. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Sr. Deputy Executive Director Scharfman confirmed that notices have been published and mailed, and, in addition, notices of the hearing were posted in and around the Project area. Affidavits of Publication, Mailing and Posting were presented City Clerk Coil by Mr. Scharfman. Councilman Armstrong MOVED that the Affidavits be received and filed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Continuing, Mayor Miller advised that the record contains the following documents:

- a. The proposed Redevelopment Plan for the Fashion Way Redevelopment Project (Item 9).
- b. The Redevelopment Agency Report to the City Council on the proposed Redevelopment Plan (Item 8) which includes an Environmental Impact Report on the Proposed Plan (Item 4). The City Planning Commission has considered the proposed Redevelopment Plan for the Fashion Way Project and has found it in compliance with the General Plan of the City of Torrance and recommends approval thereof.

Mayor Miller then delineated the rules to be followed in the public hearing on this matter, and then declared the public hearing open for the City Council and the Redevelopment Agency of the City of Torrance.

It was then noted by the Mayor that, under the law, it is his responsibility to preside over this joint public hearing, and first requested presentation of the Redevelopment Plan by the Agency representatives -- the Mayor called upon Mr. Edward J. Ferraro, the Executive Director of the Agency, to introduce any persons who will participate for the Agency. Such participants were identified as: Stanley Remelmeyer, Agency Counsel; Eugene Jacobs, Special Counsel; Edward J. Ferraro, Executive Director; and Jerome I. Scharfman, Sr. Deputy Executive Director. These gentlemen were duly sworn in by City Clerk Coil.

Formal presentation by City Manager/Executive Director Ferraro followed. In the course of this presentation, the following letter dated December 14, 1976 from Robinson's was read aloud by Mr. Ferraro for incorporation in these minutes:

"Pursuant to our recent meetings and your request that Robinson's firmly state the extent of our interest in the Torrance Fashion Way Redevelopment Plan, we wish to submit the following facts.

"The South Bay area represents an enormous market not adequately being covered by a Robinson's store. We are aware of this void in our marketing, not only from our surveys that clearly indicate our limited penetration in the South Bay area, but additionally from the many requests by our customers for a Del Amo store.

"In recent months my office has received many letters, other officers have received letters, phone calls, and even calls from customers who wanted to send petitions that, hopefully, might in some way aid Robinson's in coming to the South Bay area. In studying our customer charge accounts, we continue to find that a very large number of South Bay customers are driving to Beverly Hills, Westminster, or our Newport stores in order to shop at a Robinson's store.

"We have spent several years and literally hundreds of hours in research and planning, attempting to locate a store in the Del Amo area of your city.

"The Torrance Fashion Way Redevelopment Plan is ideally located in the Del Amo area permitting a mall attached to the existing center, which we regard as imperative. We cannot operate from a free standing location.

"In addition, the plan to connect the two centers would substantially reduce the traffic flow between the centers.

"I'm sure you realize that we are charged with the responsibility of selecting sites and producing stores that will be profitable.

"One of the most critical areas of costs that must be controlled in this connection is that of occupancy. This area of costs is made up of:

- "Land Costs
- On-Site Improvements
- Building Costs
- Taxes.

"The high land values on currently available land in the Torrance Fashion Way Redevelopment Project, plus the cost of the required on-site improvements, make these two cost elements total to more than three times that which we are able to pay.

"Obviously, therefore, the total capital dollars that would be required for the opening of a Robinson's store in Torrance Fashion Way Redevelopment Project without a redevelopment program -- as compared with total costs at other available sites which would create similar volumes -- make it impossible for us to continue to consider a site in the City of Torrance unless the redevelopment project goes forward.

"If the redevelopment project does not go forward, we have no choice but to locate on another site outside the City of Torrance. We cannot continue to inadequately serve the large South Bay market.

"The redevelopment process is currently being used by more than twenty cities in Southern California and a cursory review of our files indicates that more than thirty cities throughout the state have approached us and offered redevelopment sites in their efforts to increase income from a greater tax base and new sales taxes. In many cases their calculation, on the value of their increased tax base, and sales tax revenue so far outstrips the cost of servicing the bond issue that they are able to offer free land and free site development.

"We know of no method but redevelopment for cities to locate major department stores in areas of high land values. We are currently operating stores in redevelopment projects and negotiating with several other cities for stores in redevelopment areas. In none of these cases would we be able to consider building a Robinson's quality store without the redevelopment process.

"Our strong desire to serve the South Bay area from the City of Torrance is enormously heightened by the clear evidence of professionalism exercised by all levels of your city management and government. Because of our experience in many other cities, we are extremely aware, by contrast, of the foresightedness and high caliber of planning being demonstrated by the City of Torrance.

"We wish to assure you that Robinson's will be in a position to make a firm and absolute commitment to participate in the Del Amo Redevelopment Project if the City of Torrance acts to develop this project.

"We are hopeful that the city will effect this redevelopment as we look forward with enthusiasm to being a good neighbor and effectively serving your fine community.

Sincerely yours,
 J.W. ROBINSON COMPANY
 James B. Slayden
 President."

Special Counsel to the Redevelopment Agency, Mr. Eugene Jacobs, provided the next Staff presentation in this matter, followed by City Attorney Remelmeyer's remarks. Specifically noted by City Attorney Remelmeyer were revisions in the plan recommended by the Planning Commission: Page 11, Section 408, strike the words "in an existing building"; Page 12, Section 418, revise appropriate sentence to read: "There shall be no new openings or penetrations within 500 feet of the surface....." It was the further recommendation of the Planning Commission, per Mr. Remelmeyer, that Council consideration be given to changing the boundaries of the project area to exclude therefrom the Del Amo Medical Center, as well as the Imperial Bank and restaurant properties.

In the interest of tying the two centers together, it was the suggestion of Counsel Jacobs that Section 301, Page 2, be revised to include a Subsection 10 which would refer to relief of traffic congestion as being one of the purposes of the plan; Section 316, Page 6, add to public improvements which could be handled through the Redevelopment Plan process "pedestrian ways and transportation systems."

A new statement of intent, as follows, was also recommended by Mr. Jacobs: "The specific intent of the City Council in approving and adopting the Fashion Way Redevelopment Project, recognizing the potential traffic and circulation problems within the Project area and in surrounding areas that may be generated by the Fashion Way Redevelopment Project, is to cause by appropriate means the physical connection of the Del Amo Fashion Square and the Del Amo Center in a manner to be agreed upon by the owners and operators of the Del Amo Fashion Square, the Del Amo Center, the Agency and the City."

Staff presentations were concluded at this point.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. RA 76-20

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF TORRANCE APPROVING THE REPORT TO
CITY COUNCIL ON THE REDEVELOPMENT PLAN FOR
THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT
AND AUTHORIZING TRANSMITTAL OF SAID REPORT TO
THE TORRANCE CITY COUNCIL

Councilman Armstrong moved for the adoption of Resolution No. RA 76-20, incorporating the above revisions recommended by the Planning Commission and Counsel Jacobs. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

It was clarified by Mayor Miller that the Report to the City Council on the Redevelopment Plan has been prepared by the Agency staff and is before the Agency tonight for approval and transmittal to the City Council. By law, every redevelopment plan submitted by the Agency to the City Council must be accompanied

by a report on the Plan. It summarizes the reasons for selection of the Project area, the method of financing and relocation, and is basically a status report on the Project. Comments were then invited by Mayor Miller.

Clarification was provided by Mr. Jacobs as to the action just taken by the Council to Mr. Tony Kriss, 413 Via los Miradores. Mr. Kriss deemed the proposed financial considerations significant information which does not appear in the subject report -- it was stated by Mr. Jacobs that those values are not available at this time, but will be reviewed at a later date via public hearing.

The next order of business, per Mayor Miller, is the Environmental Impact Report, with note of the fact that the only issues at this hearing are whether the Environmental Impact Report sets forth:

- a. The environmental impact of the Project.
- b. Any adverse environmental effects which cannot be avoided if the Project is implemented.
- c. Mitigation measures to minimize the impact.
- d. Alternatives to the Project.
- e. The relationship between local short term uses of the environment and the maintenance and enhancement of long term productivity.
- f. Any irreversible environmental changes which would be involved in the Project if it should be implemented.
- g. The growth-inducing impact of the Project.

It was added by the Mayor that this not a hearing on the desirability of the proposed Redevelopment Project or on whether it should be carried out. Those matters will be heard at the joint public hearing on the proposed Redevelopment Plan for the Project which follows this hearing. Comments should be limited to the Environmental Impact Report and its contents. Comments on the Project are out of order at this time, per the Mayor.

Sr. Deputy Executive Director Sharfman pointed out that Section 5 of this agenda responds to all the written comments received to date on the Environmental Impact Report.

Mayor Miller then invited comments on the Environmental Impact Report.

Mr. Gene Voorhees, 22330 Hawthorne Boulevard, representing Del Amo Medical Center: Noted need for additional input in the EIR re: traffic and for accurate figures; the reference to 17.6 miles per gallon gasoline consumption for vehicles; increased pollution, etc. (Letter of record).

Mr. Ed Greene, 3205 Onrado Street: Reiterated contents of his December 14, 1976 communication, of record.

Mr. Bernie Hollander, 22959 Nadine Circle: Stated that there are inaccuracies in the EIR re: traffic flow; anticipated income from the proposed hotel; pollution; detrimental health impacts; etc.

Mr. Louis Surber, 3106 Antonio: Questioned the impact on existing businesses in the community.

Mr. John Taylor, 22658B Nadine Circle: There does not seem to be concise answers relative to concerns of the moment -- traffic, modes of transportation, dollar figures, etc.

Mr. Thomas Hammack, 3110 Antonio: Voiced objections to the manner of the EIR evolvement and the lack of pertinent information. In response to his questions, Mr. Jacobs advised that the developer would be the Carson-Madrona Company, present owners of the Del Amo Fashion Square; the hotel development would be ^{by} Hotel Consultants, Inc. It was specifically stipulated by Mr. Jacobs that Great Lakes Carbon Company, or a subsidiary thereof, would not be the developer of the subject property -- the Council unanimously concurred in this stipulation, and Mayor Miller directed that this be incorporated in the minutes of this meeting.

Mrs. Peggy Hollander, 22959B Nadine Circle: Requested, and received, clarification regarding any possible mandatory aspects of the project.

Mr. Henry Nowicki, 2535 West 232nd Street: Recommended further study of the matter, rather than the evident rush to finalize the plan before the first of the year. Mr. Jacobs reported on the impact of the legislation effective January 1st.

Clarification pertaining to tax relationship was provided by Mr. Jacobs to a Crest Road resident, whose name and address were unintelligible.

Mr. Tony Kriss, 413 Via los Miradores: Discussed economic impacts and financing methods; costs of Community Redevelopment Acts, per the Assessor's office; etc. "Somebody has to pay the fiddler", per Mr. Kriss, and a tax increase is inevitable.

There being no one else present who wished to be heard, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was the direction of the Council that the matter of the Environmental Impact Report be returned on December 21st -- the EIR to be finalized, based on verbal and written comments and concerns of record.

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A 10-minute recess was ordered by Mayor Miller, the hour being 10:45 P.M.

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On resumption of the meeting, Mayor Miller directed that consideration be given the Redevelopment Plan itself.

City Clerk Coil advised that the following written communications, in favor of the Plan, had been received, all of official record:

Dr. and Mrs. Mitchell Hassen, 2918 West 234th Street;
Mrs. Johnny Arceri, 2866 - 230th Street

The following people, per City Clerk Coil, submitted forms indicating that they favored the project, but did not wish to speak: Helen M. Ponsaing, 22956-A Nadine Circle; Ruthy Enrietta, 1329 Cordary Avenue; and Ann M. Adam, 5359 Bindewald Road.

Mayor Miller then invited oral comments by persons in favor of the adoption of the Plan. City Clerk Coil swore in each of the following speakers:

Mrs. Pat Tyrrell, president of the League of Women Voters: Favorable Council consideration was requested, per their prepared statement of December 14, 1976 (of official record).

Mr. Donald Gralnek, 120 Linden Avenue, Long Beach, attorney representing Pacific Mutual Life Insurance Company, an owner of the Del Amo Center: Requested that there be appropriate provisions to tie the expanded Fashion Square Shopping Center and the Del Amo Shopping Center together in a manner that provides effective solutions to the pedestrian and vehicular traffic to be generated throughout the Del Amo area as a result of the proposed implementation of the Fashion Way Redevelopment Project. It was the further request of Mr. Gralnek that if the Redevelopment Project does proceed that the economic integrity and vitality of the Del Amo Center not be adversely affected by that implementation. The proposed plan, if the proper assurances are contained therein, can produce major benefits to the City and its citizens, per Mr. Gralnek. Specifically recommended were: a physical connection between the two centers to be made in a manner satisfactory to all parties concerned; to require, in an appropriate manner, that the owners and operators of both centers take necessary actions to effect this physical connection; to assure that this physical connection be made an integral part of the proposed development activities undertaken in connection with implementing the proposed Fashion Way Redevelopment Project, this to be accomplished in the early phases of the Plan. (Mr. Gralnek stated that he would provide Staff a written statement of the foregoing comments).

There was no one else present who wished to speak in favor of the project.

At the request of Mayor Miller, City Clerk Coil then noted the following communications, of official record, indicating opposition to the subject Plan:

Board of Supervisors, Los Angeles County; Hill, Farrer and Burrill, 445 South Figueroa Street, Los Angeles:

Mayor Miller requested that those opposed to the project speak at this time. These speakers were likewise duly sworn in by City Clerk Coil.

Mr. Spencer Willens, Riviera Homeowners Association: Indicated that this association is not against the Redevelopment Project per se -- the plan presented to this point has not generated trust or good will; there are too many unanswered questions, and they cannot favor the project until there has been adequate clarification.

Mr. Tony Kriss: Torrance has distinguished itself as a community in which to do business and to live -- there is no need to compromise this city by way of a "redevelopment business". The time-demand factor will cure the problem of development of the subject area, per Mr. Kriss.

Mr. William H. Largent, North Torrance Homeowners Association: There is great concern among Torrance homeowners about possible property tax increases -- the project should be denied; the land-owners should be permitted to develop the property using private capital.

Mr. Louis Surber, 3106 Antonio Street: The City of Torrance, or any other municipality, should not become involved in development for private enterprise.

Mr. John Alter, 23530 Arlington Avenue: His opposition is based on the method of achieving the project via the redevelopment process -- it is a costly procedure, and does not seem to really fit the purposes of the redevelopment laws.

Mr. John McGurk, Prudential Insurance Company: The addition of Robinson's would be a tremendous asset to the City of Torrance; however, as owner of the 25 acres directly across the street, they are vitally concerned with the impact of the proposed project on their property, particularly as it relates to the roadway systems in the area. Further comments are reserved until more information, particularly as to financing, is available.

Mr. Carl Wagoner, 22811 Date Avenue: What is proposed is not the role of government -- "to subsidize certain rich corporations to make them richer using taxpayers funds" is not the way to go, per Mr. Wagoner.

Mr. Bob Fraser, Central Torrance Homeowners Association: Will reserve his comments for the December 21st Council meeting.

Mr. Thomas Hammack, Madrona Homeowners Association: Deemed the plan illegal; the area is not blighted, per Code descriptions of blight, according to Mr. Hammack.

Forms indicating opposition to the project had been submitted by: Bernard Hollander, 22959-B Nadine Circle; Henry Altschuld, 23147 South Carlow Road; Gene Voorhees, 305 Avenida Atezada; Barbara J. Smith, 2560 El Dorado Street.

Mrs. Doris Green, 3205 Onrado Avenue: Requested, and received, clarification regarding oil wells on the subject site.

There were no other speakers.

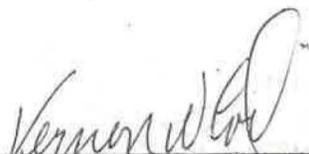
Mayor Miller announced that this matter would be continued to December 21st in order that there may be additional input from the public on that date.

MOTION: Councilman Armstrong moved to continue this matter to December 21, 1976 at 6:00 P.M. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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The Council recessed at 12:23 A.M. and reconvened as the Redevelopment Agency for consideration of their formal agenda. They returned at 12:25 A.M. for formal adjournment of the Council meeting.

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 Vernon W. Coil, Clerk of the
 City of Torrance, California

APPROVED:



 Mayor of the City of Torrance