

I N D E X

City Council - January 16, 1979

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	1
7. Council Committees	1
<u>8. COMMUNITY MATTERS:</u>	
8a. Commission Vacancies/ Terms of Office	2
<u>14. PERSONNEL MATTERS:</u>	
14a. Resolution re: Redevelopment Coordinator	2
14b. Ordinance and Resolution re: Operating Engineers Local 501 AFL/CIO	3
<u>15. HEARINGS:</u>	
15a. Sale of Surplus Property (Harris/Fujita Property)	5-7
15b. PP 78-32, George Currier	8
15c. CUP 77-77, South Bay Disposal Service, Inc.	9
15d. Downtown Design Study	10
15e. 1975-79 Housing and Community Development Program	10
<u>20. ROUTINE MATTERS:</u>	
20a. Acceptance of Work Performed - Traffic Signals on Anza Avenue	3
20b. Award of Contract - Storm Drain in Prairie Avenue at 188th Street	3
20c. Release of Subdivision Bonds - Tract No. 26954	4
20d. On-the-Job Training Program	4
20e. Award of Contract - Truck Dump Bodies	4
20f. Classification Review and Revisions - Airport Worker/Intermediate Library Clerk	4
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Councilman Wilson re: Boy Scout Fund Raiser	4
22b. Mayor Armstrong re: appropriate recognition for Mike Wood, Hula Hoop Champion	4
22c. Councilman Applegate re: West and South High Soccer Standings	4
22d. Councilman Applegate re: effect of sale of Harris property on City treasury	10
22e. Councilman Brown re: advertising for property sales	10
22f. Councilwoman Geissert re: excused absence for Planning Commissioner Bramhall	11
22g. Councilman Rossberg re: Reeves Field meeting	11
22h. Councilman Rossberg re: report on Commissions	11
22i. Councilman Rossberg re: transfer station input	11
22j. Councilman Walker re: Lyon's Buick Christmas tree lot	11

Adjourned at 8:40 P.M.

* * * * *

Ava Cripe
Minute Secretary

City Council
January 16, 1979

January 16, 1979

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, January 16, 1979, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Absent: None.

Also present: City Manager Ferraro, City Attorney Remelmeyer, City Clerk Nelson and City Treasurer Rupert.

3. FLAG SALUTE:

Planning Commission Chairman Velma Shelbourn led in the salute to the flag.

4. INVOCATION:

Reverend LeRoy Brandes, Lutheran Church of the Good Shepherd, provided the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

6. MOTION TO WAIVE FURTHER READING:

Councilman Brown moved that after the City Clerk has assigned 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 Applegate, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Ad Hoc Committee re: Executive, Exempt and Elected Officials Salaries: January 22, 1979 - 6:00 P.M.

Citizen Enrichment:
January 18, 1979 - 4:00 P.M.

Finance:
January 22, 1979 - 5:00 P.M.

1. City Council
January 16, 1979

* * * * *

At this point in the meeting, recently retired City employee Ben Kidner expressed gratitude for his long association with the City of Torrance -- "this is the best city, without a shadow of doubt, in the United States," per Mr. Kidner. Mayor Armstrong, on behalf of the Council and the City, extended every good wish for the future.

* * * * *

8. COMMUNITY MATTERS:

8a. COMMISSION VACANCIES /TERMS OF OFFICE:

RECOMMENDATION OF CITY CLERK:

That Council take appropriate action to (1) fill the vacancies on the Water Commission and the Torrance Disaster Council or set the date of January 30, 1979 at 5:30 P.M. to interview Mr. Meredith and any additional applicants we might receive -- further, direct the City Clerk to notify other unsuccessful Commission applicants of these vacancies; and (2) specify terms of office for newly appointed Park and Recreation Commissioners Griswold and Matthews.

MOTION: Councilwoman Geissert moved to appoint Mrs. Georgean Griswold to the four-year term on the Park and Recreation Commission. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable. (Mr. Harry Matthews will, therefore, complete the unexpired term of Mrs. Betty Rogers -- January, 1981).

Present, to seek appointment to the Torrance Disaster Council, was Ms. Lorraine Whitman. Mr. Meredith's interest was also noted.

MOTION: Councilman Wilson moved for the appointment of Ms. Whitman to the Torrance Disaster Council. The motion was seconded by Councilman Rossberg. There were no objections, and it was so ordered.

MOTION: Councilman Rossberg moved that Mr. David Cargan be reappointed to the Water Commission. The motion was seconded by Councilman Applegate; approval was unanimous.

14. PERSONNEL MATTERS:

14a. RESOLUTION re: Redevelopment Coordinator.

RESOLUTION NO. 79-9

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH SALARY AND
WAGE SUPPLEMENTAL BENEFITS FOR EMPLOYEES
ASSIGNED TO THE COMMUNITY DEVELOPMENT
DIVISION PROGRAM

Councilman Brown moved for the adoption of Resolution No. 79-9. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

- 14b. ORDINANCE AND RESOLUTION re: Memorandum of Understanding - Operating Engineers - Local 501 AFL/CIO.

ORDINANCE NO. 2892

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART III OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR ENGINEERS

Councilman Wilson moved for the approval of Ordinance No. 2892 at its first reading. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

RESOLUTION NO. 79-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS - LOCAL 501 AFL/CIO

Councilman Applegate moved for the adoption of Resolution No. 79-10. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to approve an appropriation of \$37,000 from the General Fund relative to the above action. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Considered by the Council at this time, out of order:

20. ROUTINE MATTERS:

- 20a. ACCEPTANCE OF WORK PERFORMED - Modification of Traffic Signals on Anza Avenue at Sepulveda Boulevard, Carson Street, Torrance Boulevard and Del Amo Boulevard.

RECOMMENDATION OF TRANSPORTATION ADMINISTRATOR:

That the work be accepted as performed by Steiny and Company under City Bid No. B78-5, and that final payment be made to the contractor.

- 20b. AWARD OF CONTRACT - Storm Drain in Prairie Avenue at 188th Street (B78-64).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to the low bidder, Steinbergs Construction Company, and all other bids be rejected.

- 20c. RELEASE OF SUBDIVISION BONDS - Tract No. 26954.
 Subdivider: Wilcraft Development Incorporated
 Bonding Company: Fremont Indemnity Company

<u>Type Bond</u>	<u>Bond No.</u>	<u>Amount</u>
Performance	49005	\$17,700
Payment	49005	8,850
Inspection	49006	1,400

RECOMMENDATION OF CITY ENGINEER:
 That the subject bonds be released.

- 20d. ON-THE-JOB TRAINING PROGRAM.

RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:
 That your Honorable Body approve On-the-Job Training Contracts with Kakuichi America, Inc. and Pilot Manufacturing Company, and authorize the Mayor and City Clerk to execute same on behalf of the City of Torrance.

- 20e. AWARD OF CONTRACT - Two 3 cu. yd. Truck Dump bodies with Emulsion Units and Air Compressors (to be mounted on City furnished NEW trucks to make STREET REPAIR PATCH TRUCKS)
 Ref. Bid B78-23
 Expenditure: \$26,962.16

RECOMMENDATION OF STAFF:
 That Council approve of the purchase of these two additional budgeted units against B78-23 from the Universal Truck Body, Inc. company in the original bid amount of \$26,962.16, including tax.

- 20f. CLASSIFICATION REVIEW AND REVISIONS FOR AIRPORT WORKER AND INTERMEDIATE LIBRARY CLERK.

RECOMMENDATION OF CIVIL SERVICE COMMISSION/PERSONNEL SERVICES: That the City Council adopt the subject revised class specifications for Intermediate Library Clerk and Airport Worker.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #20a, 20b, 20c, 20d, 20e and 20f. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

- 22a. An appropriate resolution for the Boy Scout Fund Raiser on January 25th was requested by Councilman Wilson.
- 22b. Appropriate recognition for Mike Wood, Hula Hoop Champion, was requested by Mayor Armstrong.
- 22c. Current standings of West High and South High (No. 1 and No.2) in CIF Soccer was noted, with pride, by Councilman Applegate.

The hour of 6:00 P.M. having arrived, the Council now returned to:

15. HEARINGS:

- 15a. SALE OF SURPLUS PROPERTY - Bid Sale B79-1.
 - Parcel A: 29.6+ acres (Fujita property).
 - Parcel B: 9.0+ acres (Harris property).

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the City Council proceed with the Oral Bidding; that the Kay Properties bid not be considered as an eligible bid; and that Parcel A and Parcel B be sold to the highest bidder. Terms and conditions of the sale to be as stated in Bid Offering B79-1 subject to the conditions as stated by the qualified bidder.

Mayor Armstrong announced that this was the time and place for the public bidding on the sale of surplus City property; sealed bids were received and offered by the City Clerk last Thursday, January 11th, at 2:00 P.M. The following bids were received:

<u>Parcel A: (Fujita)</u>	
Daon Corporation	\$3,830,000
Dunn Properties Corporation	3,830,000
Kay Properties	3,830,000
<u>Parcel B: (Harris)</u>	
William G. Symington; Jonas & Associates	\$1,706,500
Velbon Tripod Co., Ltd.	1,660,000
Mitsui Fudosan (USA), Inc.	1,605,000
Jonas Goodglick, Inc.	1,573,892
R.W. Curran	1,561,000

At Mayor Armstrong's question as to conformity of bids, Executive Officer Payne advised that the bid from Kay Properties (Parcel A) does not conform to the bid specification, and recommended that this bid be declared ineligible. Further, per Mr. Payne, the Daon Corporation has not provided a proper instrument for the 5% deposit, and recommended that their bid likewise be declared an unacceptable bid. It was ascertained by the Mayor that no representative from Daon Corporation was present.

MOTION: Councilman Rossberg moved to reject all bids on Parcel A. The motion was seconded by Councilman Applegate.

Mr. Mike Dailey, executive vice president, Dunn Properties Corporation, reviewed the possible financial hardship faced by delay of the matter and the fact that his company may not be in a position to bid on the property at a later date.

It was the opinion of City Attorney Remelmeyer that the Council could reject all bids, and, if desired, could negotiate a sale with Dunn Properties or any other interested parties.

Roll call vote on the motion to reject all bids on Parcel A was unanimously favorable.

MOTION: Councilman Brown moved to refer the matter of the Fujita property to Staff for negotiations with Dunn Properties Corporation, as well as any other interested parties; to be returned to Council within thirty days for approval or rejection of the results of that negotiation. The motion was seconded by Councilman Rossberg.

It was the comment of Councilman Applegate that he appreciates the intent of the above motion but would wonder why a party would spend the time and effort to negotiate with the City knowing full well that whatever the end of his efforts might be, it would be open to public auction by any and all other comers at the end of the particular period of time.

Accordingly, a SUBSTITUTE MOTION was offered by Councilman Applegate: That the parcel be readvertised for the minimum amount of time, to be brought back to the Council as soon as possible. The substitute motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Walker;
Mayor Armstrong.
NOES: COUNCILMEMBERS: Brown, Rossberg, Wilson.

PARCEL B was now considered by the Council.

Mr. Payne clarified alternatives available to the Council regarding bidder-required soil investigation reports.

Mr. Stephen Claman, attorney representing Mr. William Symington, noted the importance of soil condition in the purchase of industrial property in view of the possible cost impact in development of the property.

An unidentified member of the audience advised that Jonas Goodglick, Inc. (who had also requested "soil investigation") has withdrawn in this matter.

Mr. Payne advised, at Councilman Applegate's question, that Mr. Symington has requested 21 days for the soil report, analysis, etc. Likely procedures should Mr. Symington be the successful bidder and then decide not to purchase the property after the 21-day period were reviewed by City Attorney, at the request of Mr. Applegate.

MOTION: Councilman Applegate moved that unless Mr. Symington waive his condition for a soils report that Mr. Symington be excluded from the auction. The motion was seconded by Councilman Wilson.

Councilman Brown inquired as to the criteria placed upon soil report approval by Symington -- is it within their unbridled discretion or is it to confirm that it is a buildable site or

what? Mr. Payne responded that his interpretation of their proposal is that it is at their unbridled discretion -- it was the suggestion of Mr. Payne that should the City enter a sale based upon a soils report that conditions be laid out for acceptance or rejection of the soils report; it should be based upon soils that render the property buildable under normal grading operations and requiring standard building techniques. It was confirmed by Mr. Claman, at Councilman Brown's question, that such a provision would be acceptable to his bidder.

A SUBSTITUTE MOTION was then offered by Councilman Brown: That, subject to agreement by Symington, the results of any soils study would be in conformance with the above remarks of Mr. Payne, and that they be allowed to remain in the auction. The substitute motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brown, Geissert, Rossberg, Walker,
Mayor Armstrong.
NOES: COUNCILMEMBERS: Applegate, Wilson.

MOTION: Councilman Brown moved that each of the other bidders would have the benefit of the same condition. The motion was seconded by Councilwoman Geissert; there were no objections, and it was so ordered.

Mayor Armstrong at this time invited qualified bidders to participate in the auction of Parcel B, after explaining the procedures therefor.

The first oral bid was in the amount of \$1,716,500 (Velbon Tripod Co., Ltd.) -- bids were forthcoming from Mitsui Fudosan (USA), Inc.; Velbon Tripod Co., Ltd.; and William G. Symington, Jonas & Associates.

The highest bid was \$1,925,000 -- the bidder: William G. Symington, Jonas & Associates. Mayor Armstrong declared the bidding closed, and announced that the highest bidder has purchased Parcel B under the terms set forth, subject to Council action this date. Appreciation to all participants, and best wishes to the successful bidder, were conveyed by Mayor Armstrong, on behalf of the Council.

* * * * *

The hour being 6:40 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * * *

15b. PP 78-32, GEORGE CURRIER. Appeal of Planning Commission denial without prejudice of a Precise Plan of Development to allow the construction of a second-story addition in the Hillside Overlay District in the R-1 zone at 317 Via El Chico. DENIED WITHOUT PREJUDICE BY THE PLANNING COMMISSION. RECOMMENDED FOR APPROVAL BY THE PLANNING DEPARTMENT.

Mayor Armstrong announced that this was the time and place for the continued public hearing in this matter. Planning Associate Ferren advised that Staff has confirmed the height and location of the silhouette and necessary picture taking has been completed.

Comments from the audience were invited by the Mayor.

Speaking in opposition to the proposed addition were: Paul Penland, 329 Avenida Atezada; Pam Johnston, 325 Avenida Atezada; and Mike Golden, 5435 Edgemere Drive (formerly resided at 325 Avenida Atezada).

The proponent, Mr. George Currier, reviewed the history of the project plans and the desire not to interfere with neighbor views; this has been accomplished, in Mr. Currier's opinion. Council approval was requested.

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

Council discussion was directed to: protection of views, adjacent residential development, neighborhood compatibility, size of addition, roof patterns, etc.

MOTION: Councilwoman Geissert moved to deny the subject appeal and to concur with the recommendation of the Planning Commission for DENIAL WITHOUT PREJUDICE. The motion was seconded by Councilman Brown, but FAILED TO CARRY, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brown, Geissert; Mayor Armstrong.
NOES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wilson.

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Department for approval of PP 78-32, subject to conditions. The motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wilson.
NOES: COUNCILMEMBERS: Brown, Geissert; Mayor Armstrong.

* * * * *

15c. CUP 77-77, SOUTH BAY DISPOSAL SERVICE, INC. Appeal of Planning Commission approval of a request for a Conditional Use Permit to allow the construction of a resource recovery and refuse transfer station on the north side of Del Amo Boulevard between Western and Van Ness Avenues.
RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION AND PLANNING DEPARTMENT.

An Affidavit of Publication was presented by City Clerk Nelson, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the advertised public hearing on CUP 77-77.

Staff presentation was provided by Planning Associate Ferren.

Formal presentation by City Manager Ferraro followed, in support of his recommendation:

1. The request from South Bay Disposal, Inc. for a Conditional Use Permit to construct and operate a refuse station be denied without prejudice at this time.
2. Staff be directed to continue the feasibility study in order to determine:
 - a. Whether the needed transfer station should be publicly or privately owned;
 - b. What other available alternative sites are there besides the proposed site;
 - c. What joint agreement may be entered into to fulfill the need of the City as well as to serve the best interest of the Torrance public.

Mayor Armstrong expressed regret at the "11th hour" aspect of the information and recommendation now before the Council.

Comments from the audience were invited by the Mayor.

The proponent, Mr. Albert Avoian, acknowledged problems presented by the lateness of the City Manager's report and the need for review. Concurrence with continuance to January 30th was indicated by Mr. Avoian.

Mr. Dan Derbes, vice president and general manager, AiResearch Manufacturing Company, expressed agreement, on behalf of the opponents, with the continuance of this matter, and offered any desired assistance regarding possible alternatives.

MOTION: Councilman Rossberg moved to continue the subject hearing for two weeks -- to January 30, 1979, a 5:30 P.M. meeting, at 6:00 P.M. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

* * * * *

The hour being 7:50 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * * *

15d. DOWNTOWN DESIGN STUDY.RECOMMENDATION OF PLANNING STAFF:

That the City Council consider testimony at public hearings tonight (January 16, 1979) and on January 23, 1979, and that action be taken on January 23, 1979 to reprogram \$15,000 within the 1978-79 Housing and Community Development Budget to pay for services of an urban designer/architect to prepare an overall design theme for the Downtown Torrance Redevelopment Project.

Mayor Armstrong announced that this was the time and place for the first public hearing in the subject matter, and, following Staff presentation by Planning Associate Warot, inquired if anyone wished to be heard. There was no response.

MOTION: Councilman Applegate moved to close the first public hearing in the subject matter. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

15e. 1975-79 HOUSING AND COMMUNITY DEVELOPMENT PROGRAM.RECOMMENDATION OF PLANNING STAFF:

That the subject hearing be continued to January 23, 1979 at 7:30 P.M. -- this request is made due to the length of this evening's agenda and to provide an adequate opportunity for citizens to comment on the City's past performance in the HCD program.

MOTION: Councilman Wilson moved to continue the subject hearing to January 23, 1979 at 7:30 P.M. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

* * * * *

The hour being 8:18 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:22 P.M.

* * * * *

20. ROUTINE MATTERS:

Considered earlier in the meeting - See Page 3.

22. ORAL COMMUNICATIONS (Cont.)

22d. Councilman Applegate requested a Staff report regarding the financial effect upon the City's treasury with the sale of the Harris property this date.

22e. Councilman Brown requested information as to the types of publications used for advertising the Harris/Fujita properties -- use of broader publications, such as the Wall Street Journal, West Coast edition, was suggested by Mr. Brown.

22f. Councilwoman Geissert noted the impending surgery for Planning Commissioner John Bramhall and the need for excused absences during this period. Mrs. Geissert MOVED to so excuse Mr. Bramhall. The motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

22g. Councilman Rossberg commended Staff representatives responsible for the recent successful meeting at Reeves Field with Assemblyman Felando.

22h. Councilman Rossberg reviewed recent Committee considerations regarding the role of Commissions, with note of the excellent report by Councilwoman Geissert in this matter.

22i. Councilman Rossberg discussed earlier considerations re: the transfer station (Item #15c) and requested further Staff input regarding South Bay Disposal Service, Inc. and viable alternatives, as well as a report on a like project in Reno.

22j. Councilman Walker requested Staff investigation of the Christmas tree lot at Lyon's Buick; consideration of a bond posting procedure for future Christmas tree lots was also suggested by Mr. Walker.

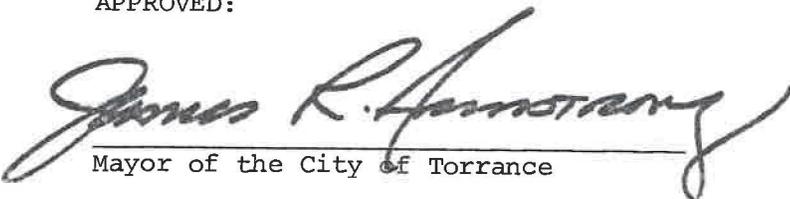
Fire Chief Slonecker advised that he had learned late today that the subject Christmas tree lot owner would commence cleanup immediately.

The meeting was regularly adjourned at 8:40 P.M.

* * * * *


 Sherie L. Nelson, Clerk of the
 City of Torrance, California

APPROVED:


 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

11.

City Council
 January 16, 1979