

I N D E XCity Council - March 20, 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>9. LIBRARY/PARK AND RECREATION MATTERS:</u>	
9a. Resolutions re: Little League Leases	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re: Street Dedication - Widening of Lomita Boulevard	2
10b. Resolution re: Torrance Transit System fare increase	3
10c. Resolutions re: Crenshaw Boulevard Grade Separation	3
10d. Resolution re: SB 325 Assistance Claim	4
10e. Proposed 16-inch Water Main - Van Ness Avenue	4
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Amendment of Condition of Approval, TT 35806	4
12b. Analysis of 2 Proposals for Senior Citizen Housing	5
<u>14. PERSONNEL MATTERS:</u>	
14a. City Manager Reorganization Report	6
<u>15. HEARINGS:</u>	
15a. D 79-2, William K. Swanson	6
15b. Public Hearing - Community Development Block Grant Application for 1979-80	7
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Resolution re: A.B. 322 - Madrona Marsh	7
17b. Sale of Surplus Property - (Fujita Property)	8
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 2899	9
<u>20. ROUTINE MATTERS:</u>	
20a. Award of Contract - Rubber Diesel Tractor	9
20b. Award of Contracts for 1979 Budgeted Vehicles	9
20c. Award of Contract - Water Main in Sierra Street	9
<u>22. ORAL COMMUNICATIONS:</u>	
22a. City Manager Ferraro re: Fire Chief Slonecker's 29th year with the City	10
22b. Councilwoman Geissert re: State long range financing plans	10
22c. Councilman Rossberg re: consolidation of County services communication	10
22d. Councilman Wilson re: representatives, Emergency Services Committee, Independent Cities	10

Adjourned at 9:10 P.M.

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Ava Cripe
Minute SecretaryCity Council
March 20, 1979

March 20, 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, March 20, 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 Commissioner Alter led in the salute to the flag.

4. INVOCATION:

The invocation was given by Robert Marshall, Coastline Church of Christ.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of February 20, 1979, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate 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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Community Planning:

March 22nd at 5:00 P.M. re: trash transfer station.

1.

City Council
March 20, 1979

Community Planning:

April 5th at 5:00 P.M. re: recommended height limitation on R-1 structures.

Finance:

March 22nd at 5:00 P.M. re: Minute Secretary.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. RESOLUTIONS re: Little League Leases.RESOLUTION NO. 79-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN LEASES BETWEEN THE CITY OF TORRANCE AND TORRANCE NATIONAL LITTLE LEAGUE, PACIFIC COAST LITTLE LEAGUE, TORRANCE AMERICAN BOYS' BASEBALL AND TORRANCE CENTRAL LITTLE LEAGUE FOR THE PURPOSE OF LEASING PROPERTY HELD BY THE CITY OF TORRANCE, PURSUANT TO A LICENSE GRANTED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, FOR USE AS BALL FIELDS

Councilwoman Geissert moved for adoption of Resolution No. 79-50. Her motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

RESOLUTION NO. 79-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN LEASES BETWEEN THE CITY OF TORRANCE AND RIVIERA LITTLE LEAGUE, SOUTHWOOD LITTLE LEAGUE, TORRANCE AMERICAN BOYS' BASEBALL, TORDONDO LITTLE LEAGUE AND TORRANCE NATIONAL LITTLE LEAGUE FOR THE PURPOSE OF LEASING CERTAIN CITY-OWNED LAND TO THESE LEAGUES FOR USE AS BALL FIELDS

Councilman Wilson moved for the adoption of Resolution No. 79-51. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. RESOLUTION re: Dedication of City-owned Land for Street Widening on Lomita Boulevard east of Hawthorne Boulevard.RESOLUTION NO. 79-52

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

Councilman Brown moved for the adoption of Resolution No. 79-52. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

10b. RESOLUTION re: Torrance Transit System fare increase.

RESOLUTION NO. 79-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE SCHEDULE OF FARES, CHARTER AND SPECIAL RATES FOR THE TORRANCE TRANSIT SYSTEM EFFECTIVE APRIL 1, 1979

Councilwoman Geissert moved for adoption of Resolution No. 79-53. Her motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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

10c. RESOLUTIONS re: Crenshaw Boulevard Grade Separation.

RESOLUTION NO. 79-54

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 BETWEEN THE CITY OF TORRANCE AND THE STATE OF CALIFORNIA REGARDING STATE GRADE SEPARATION FUNDING FOR THE CRENSHAW BOULEVARD UNDERPASS OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY HARBOR BRANCH LINE

Councilman Wilson moved for the adoption of Resolution No. 79-54. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

RESOLUTION NO. 79-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO UNDERTAKE THE PRELIMINARY ACTION TOWARD EMINENT DOMAIN ACQUISITION OF CERTAIN PROPERTY FROM THE MOBIL OIL CORPORATION FOR A GRADE SEPARATION PROJECT

Councilman Brown moved for the adoption of Resolution No. 79-55. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to appropriate \$600,000 in 2107 Gas Tax Funds for the subject project. The motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

10d. RESOLUTION re: SB 325 ASSISTANCE CLAIM.

RESOLUTION NO. 79-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE FILING OF A CLAIM WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS FOR LOCAL TRANSPORTATION FUNDS

Councilman Wilson moved for the adoption of Resolution No. 79-56. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

10e. PROPOSED 16-INCH WATER MAIN ALONG VAN NESS AVENUE FROM DEL AMO BOULEVARD TO PROPOSED HARPERS WAY (JOB 78162).

RECOMMENDATION OF WATER SYSTEM MANAGER/DEPUTY CITY ATTORNEY:

That your Honorable Body:

1. Adopt the subject Resolution to enter into an agreement between the City of Torrance and United States Steel Corporation for the construction of 1,232 lineal feet of 16-inch water main and appurtenances along Van Ness Avenue between Del Amo Boulevard and Harpers Way;
2. Concur with South Bay Engineering Corporations's recommendation that United States Steel Corporation award the contract for construction of the water main described under 1. of Item 10e to ECCO Contractors, Inc.

RESOLUTION NO. 79-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND UNITED STATES STEEL CORPORATION FOR CONSTRUCTION OF A SIXTEEN-INCH WATER MAIN AND APPURTENANCES ALONG VAN NESS AVENUE BETWEEN DEL AMO BOULEVARD AND HARPERS WAY

Councilwoman Geissert moved to concur with the above stated Staff recommendation and for the adoption of Resolution No. 79-57. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. AMENDMENT OF A CONDITION OF APPROVAL FOR TENTATIVE TRACT NO. 35806.

RECOMMENDATION OF CITY ENGINEER:

That this amendment of Condition No. 5 of Tentative Tract #35896 be approved to allow the recordation of as many as four final maps over the tentative tract area subject to fulfillment of tentative tract conditions of record.

4.

City Council
March 20, 1979

MOTION: Councilman Walker moved to concur with the recommendation of the City Engineer. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

12b. ANALYSIS OF TWO PROPOSALS FOR SENIOR CITIZEN HOUSING IN DOWNTOWN TORRANCE (Retirement Housing Foundation and Knights of Columbus).

RECOMMENDATION OF STAFF:

The Retirement Housing Foundation proposal is infeasible at this time, but the Knights of Columbus project can meet the April 30th HUD deadline. Therefore, if the City Council is receptive to the latter proposal, Staff recommends that the Land Management Team be directed to negotiate with the developer for a suitable agreement for sale or lease of the air rights or land at the northwest corner of El Prado and Cravens.

CITY MANAGER'S NOTE:

The Office of the City Manager recommends that during negotiations with the Knights of Columbus, alternative sites be explored in the Downtown area.

Staff presentative was provided by Planning Associate Warot. Following Council discussion and clarification, comments from the audience were invited by Mayor Armstrong.

Mr. Bob Fraser, president, Central Torrance Homeowners Association, expressed their approval of the proposed project and urged that "we get started on something".

Next to speak was Mr. Lawrence Gittschier, 1303 Acacia, who expressed concurrence with Staff recommendations -- "this is the best thing that has happened to Downtown Torrance in the last ten years".

Mr. Wayne Olson, manager, Golden West Towers, noted the serious need for developments of this nature and recommended favorable consideration by the Council.

MOTION: Councilman Walker moved to concur with the above stated Staff recommendation, including the City Manager's Note. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

It was the direction of Councilman Brown that Staff check the ability of the City to obtain site control through eminent domain powers. The sump in Southeast Torrance (on Walnut, near the mobile home park) as a possible alternate site was suggested by Councilwoman Geissert.

14. PERSONNEL MATTERS:14a. CITY MANAGER REORGANIZATION REPORT.

MOTION: Councilman Applegate moved that Item 14a. be referred to the Finance Committee. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. D 79-2, WILLIAM K. SWANSON. Appeal of Planning Commission action on a Division of Lot to create two parcels in the Hillside Overlay District between Paseo de las Tortugas and Bluff Street, approximately 100 feet northwest of Via Valmonte. PLANNING COMMISSION FAILED TO APPROVE AS A RESULT OF A TIE VOTE. PLANNING DEPARTMENT RECOMMENDS APPROVAL.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Associate Ferren, invited comments from the audience.

The proponent, Mr. William Swanson, pointed out the Planning Department approval of D 79-2, reviewed present development in the area, and requested Council approval of his lot split.

Speaking in opposition to D 79-2 were: Harry Hendricksen, 3828 Bluff Street; Jim Schenkelberg, 4050 Bluff Street; Ms. Elaine Ludtke, 3945 Bluff Street. Concerns expressed were: compliance with hillside ordinance requirements; possible impact on Bluff Street; traffic; parking; etc. Alternative recommendations re: Bluff Street, per communication of record from Mr. Hendricksen, were discussed at length.

Ms. Tony Thompson, 23810 Cabrillo, urged approval of the subject lot split -- the property would then conform with existing properties in the neighborhood.

It was the ultimate consensus of the Council that there be further Staff input regarding Bluff Street alternatives; concurrence was indicated by the proponent, and the following action resulted:

MOTION: Councilman Rossberg moved to hold Item 15a. -- to be returned to the April 3rd Council meeting, a 5:30 P.M. meeting. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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The hour being 7:20 P.M., at 15-minute recess was ordered by Mayor Armstrong.

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

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTION urging funding for AB 322, Reinstatement of Wetland Funds for Madrona Marsh.

RESOLUTION NO. 79-58

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE TO URGE PASSAGE OF
LEGISLATION WHICH WOULD REINSTATE WETLAND
FUNDS FOR MADRONA MARSH

Councilman Brown moved for the adoption of Resolution No. 79-58. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

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The hour being 7:36 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:37 P.M.

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15. HEARINGS (Cont.)

- 15b. PUBLIC HEARING ON COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR 1979-80.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Associate Warot and HCD Coordinator Garrett, invited comments from the audience.

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

Following Council discussion re: the Staff report in this matter, formal action was taken on Attachment A, Proposed 1979-80 Budget (Page 5), as follows:

MOTION: Councilman Applegate moved to concur with Items II. a, III, IV, V, VI, and VII -- deleting Item II.b; revising the wording on Item I. to state: "Acquisition of Property to Facilitate New Development" -- adding Alternative Projects "Replacement of Paramedic Unit #3" and "Replacement of Pumper at Fire Station #1" (these two items total \$160,000, these monies to be taken out of the \$76,000 allotted to Item II.b, plus the balance from Item I.) Further, that there be funding consideration re: the North Torrance Child Care Center. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:17a. RESOLUTION re: funding for A.B. 322, Reinstatement of Wetland Funds for Madrona Marsh.

Heard earlier in the meeting - See Page 7.

17b. SALE OF SURPLUS CITY PROPERTY - (Fujita Property).

Mayor Armstrong announced that this was the time and place for the oral bidding on the Fujita property, noting that sealed bids were received and opened by the City Clerk on Thursday, March 8, 1979, at 2:00 P.M. -- bidders were Dunn Properties Corporation and Emkay Development and Realty Company. Executive Officer Payne, Land Management Team, confirmed that both bids conformed with bidding provisions. Next noted by the Mayor was the continuance requested by Emkay Development and Realty Company at the March 13th meeting and the resultant decision of the Council to hold this matter for one week. Mr. Payne advised that he had learned late this afternoon that Emkay would not be able to participate in the oral bidding this date, and it was ascertained that no one was present on behalf of Emkay Development and Realty Company. It was the consensus of the Council that the subject matter go forward.

Speaking at this time, Mr. Sam Burrechia, 2743 West 234th Street, stated that he had just learned about the subject property, and requested one week continuance in order that he might further study the site. The long history of this property, and the steps taken to this point, were outlined by Executive Officer Payne.

It was the opinion of Councilman Wilson that there is an obligation to go forward in this case -- accordingly, Dr. Wilson MOVED to proceed on Item 17b. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

Mayor Armstrong then opened the oral bidding for the sale of the Fujita property. Mr. Mike Dailey, Executive Vice President, Dunn Properties, stated "I choose not to bid against myself." Mr. Dailey then noted their earnest attempts to buy the property and the lack of competitive bidding on same. Mr. Dailey then reiterated his bid of \$3,830,000, and urged Council acceptance of this one earnest, substantial bid.

City Attorney Remelmeyer stated that it would be in order for the Council to grant the single written bid and close the sale on the basis of that bid.

MOTION: Councilman Applegate moved to approve the sale of the Fujita property to Dunn Properties Corporation for the minimum bid of \$3,830,000. The motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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

NOES: COUNCILMEMBERS: Brown, Rossberg.

Councilman Rossberg was of the opinion that the bid should have gone higher; Councilman Brown, for the reason that there should have been further bidding.

18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 2899.ORDINANCE NO. 2899

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT 4262 WEST 182ND STREET AND DESCRIBED IN ZONE CHANGE CASE 78-22 -
J & S INVESTMENTS

Councilman Applegate moved for the adoption of Ordinance No. 2899 at its second and final reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

20. ROUTINE MATTERS:

- 20a. AWARD OF CONTRACT for purchase of a rubber diesel tractor with front loader. Ref. Bid No. B79-11.
Expenditure: \$13,307.24

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body approve the award of a contract to the low responsive bidder - Melroe Equipment Company - in the total amount of \$13,307.24, including sales tax.

- 20b. AWARD OF CONTRACTS for Purchase of 1979 Budgeted Vehicles. Ref. Bid #B79-14. Expenditure: \$372,097.81.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/EQUIPMENT SUPERINTENDENT: That Council approve of the award of the following contracts for new 1979 budgeted vehicles (per March 14, 1979 communication, of record):

1. Items 1,2,3 and 9 be made to Martin Chevrolet in the total amount of \$180,666.67, including tax.
2. Item 5 be made to Ray Vane South, Inc. in the total amount of \$29,419.50, including tax.
3. Item 7 be made to Beach City Chevrolet in the total amount of \$26,028.30, including tax.
4. Items 8 and 10 be made to International Harvester Company in the total amount of \$106,115.94, including tax.
5. Item 11 be made to Freeman Equipment Company in the total amount of \$13,080.40, including tax.
6. Items 12 and 13 be made to Bill Stech Buick in the amount of \$16,787.00, including tax.

- 20c. AWARD OF CONTRACT - Water Main in Sierra Street from Elm Avenue to Crenshaw Boulevard (B79-12).

RECOMMENDATION OF CITY ENGINEER/WATER SYSTEM MANAGER:

1. That the contract be awarded to Summit Underground, Inc., and all other bids be rejected; and
2. That \$9,000 be appropriated from the Water Revenue Fund.

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

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro congratulated Fire Chief Slonecker on the occasion of his 29th year with the City of Torrance. The Council likewise commended Chief Slonecker.

22b. Councilwoman Geissert requested Staff analysis re: current long range financing plans proposed by the State.

22c. Councilman Rossberg ^{requested} that the City Manager/Council views regarding consolidation of County Services, of record, go forward to Supervisor Schabarum, signed by the Mayor and Council.

22d. It was the recommendation of Councilman Wilson that Councilman Applegate serve as representative on the Emergency Services Committee, Independent Cities, in that he is chairman of the Council Public Safety Committee, along with Fire Chief Slonecker as the Fire representative. There were no objections, and it was so ordered.

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At 8:55 P.M., the Council recessed for an Executive Session regarding pending litigation. The Council returned at 9:09 P.M. No action was taken.

The meeting was formally adjourned at 9:10 P.M.

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James R. Applegate
Mayor of the City of Torrance

Shirley L. Nelson
City Clerk of the City of Torrance