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ORAL COMMUNICATIONS (Cont.):

- 22f. Mayor Armstrong re: appropriate recognition for Mr. Ron Large, TUSD 9
- 22g. Mayor Armstrong re: Chem Etch building 9
- 22h. Mr. Derry Cauffman re: Buick dealership 9

Adjourned at 9:45 P.M.

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May 8, 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, May 8, 1979, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker and Mayor Armstrong. Absent: Councilmen Brown, Wilson.

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

3. FLAG SALUTE:

Mrs. Helen Henry led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend George Johnson, Cathedral of Life Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of April 3, 1979, as recorded. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Absent: Councilmen Brown, Wilson).

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 (Absent: Councilmen Brown, Wilson).

7. COUNCIL COMMITTEES:

Citizen Development:  
May 16th at 4:00 P.M.

1. City Council  
May 8, 1979

8. COMMUNITY AFFAIRS:8a. PRESENTATION TO EL CAMINO BASKETBALL TEAM.

Acknowledging the accomplishments of the El Camino Basketball Team as Metropolitan Conference Champions, plaques were presented by Mayor Armstrong and Councilman Rossberg to coaches and team members.

## 8b. "Double Dutch" Champions.

See below.

## 8c. Proclamation - "National Historic Preservation Week".

## 8d. Proclamation - "National Fire Service Recognition Day".

## 8e. Proclamation - "Municipal Clerk's Week".

## 8f. Proclamation - "Medical Assistants Week".

## 8g. Proclamation - "Hire a Veteran Week".

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. FEE STRUCTURE FOR USE OF CITY OUTDOOR FACILITIES.RECOMMENDATION OF PARK AND RECREATION STAFF/COMMISSION:

That your Honorable Body adopt the proposed fee structure for use of outdoor recreation facilities by Day Camp/Day Care Groups for which a fee/admission charge is collected.

Staff presentation was made by Recreation Programs Administrator Barnett.

Council discussion was directed to matters of supervision, resident vs. non-resident fees, potential income, administrative costs, the "user fee" concept, etc. It was the consensus of the Council that there was a need for additional input on the proposed Fee Structure.

MOTION: Councilman Rossberg moved that Item 9a. be sent back to Staff and to the Park and Recreation Commission with a request for more in-depth review of the Fee Structure, along with estimates on anticipated income. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

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Considered at this time:

8b. "DOUBLE DUTCH" CHAMPIONS.

These champions displayed their jump-rope talents. Mayor Armstrong, on behalf of the Council, warmly commended these young ladies and wished them every success in their Washington, D.C. competition.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Rescheduling of Public Hearing for Proposed Amendment of the Boundaries of Underground Utility Districts Nos.9 and 10.

RESOLUTION NO. 79-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO AMEND THE BOUNDARIES OF UNDERGROUND UTILITY DISTRICT NOS. 9 AND 10 AND RESCHEDULING THE TIME FOR THE HEARING THEREON

Councilman Applegate moved for the adoption of Resolution No. 79-83. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

12. PLANNING AND ZONING MATTERS:

- 12a.
- ORDINANCE
- re: ZC 78-27, Peter Pozzuoli.

ORDINANCE NO. 2904

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 THE SOUTHEAST CORNER OF 171ST STREET AND YUKON AVENUE AND DESCRIBED IN ZONE CHANGE CASE 78-27, PETER POZZUOLI

Councilwoman Geissert moved for the approval of Ordinance No. 2904 at its first reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Absent: Councilmen Brown, Wilson).

- 12b.
- SELECTION OF CONSULTANT TO PREPARE THE TRAFFIC PORTION OF EIR - "MARRIAGE OF THE MALLS" PROJECT.

RECOMMENDATION OF PLANNING STAFF:

Selection of Barton-Aschman Associates, Inc. to complete the traffic portion of the EIR (EA 79-7) and the comprehensive circulation study of the Del Amo commercial area based on the favorable time and cost proposal submitted. Selection of a traffic consultant at this time will allow work to continue on the EIR and begin on the circulation study immediately, thereby insuring an expeditious completion of the required documents.

Staff presentation was provided by Planning Associate Progen.

Councilman Walker indicated his desire for substantial input relative to the safety involved in an indoor parking structure, along with comparison figures re: Hawthorne and Fox Hills projects.

Mr. Peter Lacombe, representing Great Lakes Properties, noted their pending projects already underway and their awareness of the traffic statements in regard to these projects -- they should not be in competition with undeveloped projects and some new generation of traffic.

City Manager Ferraro elaborated on the need for a comprehensive, interrelated traffic study and the imperative need to treat the area in its entirety.

MOTION: Councilman Applegate moved to table Item 12b. until the Council has heard Items 15a. and 15b. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

HEARINGS:

15a. EA 78-80, GREAT LAKES PROPERTIES, INC. Appeal of Environmental Review Board determination that a Negative Declaration be issued for proposal to allow construction of an office complex (9 buildings) (CUP 78-80, D 78-37, PP 78-45) at the southeast corner of Torrance Boulevard and Madrona Avenue. ENVIRONMENTAL REVIEW BOARD AND PLANNING DEPARTMENT RECOMMEND DENIAL OF APPEAL AND ISSUANCE OF A NEGATIVE DECLARATION.

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 subject hearing, and inquired if anyone wished to be heard.

Representing Carson-Madrona Company, Mr. Garrett Hanken expressed their concerns regarding the possible significant effect of the proposed project on the surrounding environment -- there should be an Environmental Impact Report on this specific project in order to determine exact mitigation measures and alternatives, along with input from other governmental agencies.

Mr. Larry Tracy, representing Great Lakes Properties, indicated concurrence with the Environmental Review Board and Staff that a Negative Declaration is appropriate on this project. Mr. Tracy pointed out the proposed comprehensive traffic study, per Item 12b. above, and agreed with the value thereof. Council approval of the Board and Staff recommendation was urged by Mr. Tracy.

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 (Councilmen Brown, Wilson absent).

Following discussion, formal Council action was as follows:

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department and the Environmental Review Board that the APPEAL BE DENIED, and that a Negative Declaration be issued for the subject property. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker;  
Mayor Armstrong.

NOES: COUNCILMEMBERS: Geissert.

ABSENT: COUNCILMEMBERS: Brown, Wilson.

It was the comment of Councilwoman Geissert, relative to her negative vote, that, in her opinion, a 14-acre development in this part of the City needs something more than is presently available -- her "no" is a protest over no EIR at all; a "middle ground" report would have been acceptable to her.

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- 15b. EA 79-3, GREAT LAKES PROPERTIES, INC. Appeal of the determination of the Environmental Review Board that a Negative Declaration be given for the creation of two parcels at 21220 and 21250 Hawthorne Boulevard.  
ENVIRONMENTAL REVIEW BOARD AND PLANNING DEPARTMENT  
RECOMMEND DENIAL OF THE APPEAL AND ISSUANCE OF A  
NEGATIVE DECLARATION.

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 subject public hearing, and inquired if anyone wished to be heard.

Representing Carson-Madrona Company, Mr. Garrett Hanken stated that their concerns are based on the possibility of a larger project -- it is not their position that the lot split in and of itself has a substantial environmental impact.

Mayor Armstrong pointed out that the only matter now before the Council is that of the lot split.

There being no one else who wished to be heard, Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

MOTION: Councilman Rossberg moved to concur with the recommendation of Staff for DENIAL OF THE APPEAL AND ISSUANCE OF A NEGATIVE DECLARATION. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

The Council now returned to:

- 12b. SELECTION OF CONSULTANT TO PREPARE THE TRAFFIC PORTION OF EIR - "MARRIAGE OF THE MALLS" PROJECT.

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Staff (as stated on Page 3), and to authorize the Mayor and City Clerk to execute and attest the contract with Barton-Aschman Associates, Inc. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

- 15c. REPROGRAMMING OF 1976-77 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

RECOMMENDATION OF PLANNING STAFF:

That the City Council solicit input at tonight's Public Hearing concerning the reallocation of the available funds, and that the Public Hearing then be continued to next Tuesday, May 15th, for the second of two required Public Hearings, at which time Staff will return with recommendations for Council action.

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 subject public hearing, and inquired if anyone wished to be heard.

Planning Associate Warot advised that a letter has been received from the Torrance Unified School District requesting Block Grant Funds for continued support of their Child Care Center in North Torrance.

There being no further comments, Councilman Applegate MOVED to continue the Public Hearing to May 15, 1979 at 6:00 P.M. Motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION re: Proposed Vacation of Apple Avenue between Washington Avenue and the A.T. & S.F. Right-of-Way.

RESOLUTION NO. 79-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE APPLE AVENUE BETWEEN WASHINGTON AVENUE AND THE A.T. & S.F. RIGHT-OF-WAY IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

Councilwoman Geissert moved for the adoption of Resolution No. 79-84. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilmen Brown, Wilson absent).

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2903.

ORDINANCE NO. 2903

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 SOUTH OF SAM LEVY SCHOOL, NEW HORIZONS AND 235TH STREET; WEST OF THE PRESENT FUJITA INDUSTRIAL DEVELOPMENT; NORTH OF LOMITA BOULEVARD AND EAST OF MADISON STREET AND DESCRIBED IN ZONE CHANGE CASE 78-13,  
LAND MANAGEMENT TEAM, CITY OF TORRANCE

Councilman Applegate moved for the adoption of Ordinance No. 2903 at its second and final reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Absent: Councilmen Brown, Wilson).

20. ROUTINE MATTERS:20a. SALE OF 4 SURPLUS CITY VEHICLES VIA COMMERCIAL AUCTION.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/  
EQUIPMENT SUPERINTENDENT: That Council authorize the disposal of the four special category surplus vehicles via public auction, utilizing the services of the Ken Porter Auction Company at their next regularly scheduled auction.

20b. ON-THE-JOB TRAINING PROGRAM.

RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:  
That your Honorable Body approve On-the-Job Training Contract with Sees Importing, Inc., and authorize the Mayor and City Clerk to execute same on behalf of the City of Torrance.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a. and 20b. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilmen Brown, Wilson absent).

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The hour being 8:43 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:20 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro noted the imminent opening on the RTD Board, along with the interest of Councilman Applegate in such an appointment -- Council permission to solicit support was requested by Mr. Ferraro. There were no objections.

22b. Councilman Applegate commended (1) Director of Transportation Horkay for his very prompt attention to safety issues recently noted; and (2) the Police Department for control of the current gas lines and attendant problems.

22c. Councilman Applegate noted the need for formalizing the arrangements for the annual star-studded baseball game at the Commissioners Picnic.

22d. Councilman Walker regretfully announced that Mr. John Green had had a heart attack -- best wishes for a speedy recovery were extended by Mr. Walker and were concurred in by the Council.

22e. Mayor Armstrong conveyed congratulations to Councilwoman Geissert -- YWCA's "South Bay Woman of the Year in Civic Affairs".

22f. Mayor Armstrong requested appropriate recognition for Mr. Ron Large who is leaving the Torrance Unified School District.

22g. Mayor Armstrong requested that should there be a change of use and occupancy of the Chem Etch building that every effort be made to bring it back to some degree of compatability with the neighborhood.

22h. Mr. Derry Caufman, 1706 Clark Lane, Redondo Beach, representing Buick dealer Richard Bauer, urged that his request to open a Buick dealership at 18800 Hawthorne Boulevard be expedited through the Planning Commission.

Planning Director Shartle agreed to follow through in this matter.

The meeting was regularly adjourned at 9:45 P.M.

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Mayor of the City of Torrance



City Clerk of the City of Torrance