

I N D E XCity Council - June 26, 1979

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Adjourned at 10:30 P.M.

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Ava Cripe
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, June 26, 1979, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Brown, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Absent: Councilman Applegate (vacation). (It was necessary for Councilman Brown to leave the meeting at 8:00 P.M.)

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

3. FLAG SALUTE:

Mr. Herb Solomon led in the salute to the flag.

4. INVOCATION:

Reverend Carl Green, Torrance Church of God, gave the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Wilson moved to approve the minutes of May 15 and May 16, 1979, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Applegate absent).

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 Wilson, and roll call vote was unanimously favorable (Councilman Applegate absent).

7. COUNCIL COMMITTEES:

No meetings scheduled.

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8. COMMUNITY MATTERS:8a. PRESENTATIONS TO TRACK STARS.

Presentations in recognition of their achievements in the State C.I.F. Track Meet, and warm congratulations, were extended by Mayor Armstrong to Louise Romo, North High; Valerie Ross, West High; and Lori Clark, South High.

8b. RECOGNITION OF VOLUNTEER SERVICES.

Mayor Armstrong expressed appreciation for the volunteer services of Messrs. Rocky McAmis and Jim Powers in the development of the baseball fields in Entradero Sump for the Southwood Little League.

8c. RESOLUTION expressing appreciation to Kazumasa Hayakawa.RESOLUTION NO. 79-114

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE EXPRESSING ITS APPRECIATION
TO KAZUMASA HAYAKAWA FOR HIS MANY
YEARS OF WORKING TO PROMOTE SOCIAL,
CULTURAL AND BUSINESS ADVANCEMENTS FOR
THE CITY OF TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 79-114. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Applegate absent).

8d. AD HOC COMMITTEE - ARMED FORCES DAY.

As requested by the Torrance Area Chamber of Commerce in the communication of June 20, 1979, of record, Mayor Armstrong appointed the following Ad Hoc Committee re: Armed Forces Day: Councilmembers Applegate, Geissert, Walker.

* * * * *

At this point in the meeting, Mayor Armstrong introduced members of the Kashiwa Sister City Student Exchange Delegation, soon departing for Kashiwa, Japan, along with chaperon Irene Harter and journalist Tom Rische.

Other Sister City activities of note announced by Mayor Armstrong were the receipt of the national award, for the second year, for the best single project for cities in the 100,000 to 300,000 population category -- Mikko Haggot, who was president at the time of the cultural exchange with Kashiwa, was recognized for the best single project, and Lynn Bramhall, as the president who submitted the report to the national organization, provided the basis for the award to the Torrance Sister City Association.

* * * * *

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. AWARD OF CONSTRUCTION BID - Sunnyglen Park.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR/PARK SERVICES ADMINISTRATOR: That your Honorable Body award the bid for Sunnyglen Park development in the amount of \$286,556 to Gaudenti & Sons Landscaping Corporation, San Pedro, California.

MOTION: Councilman Brown moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Applegate absent).

Further Staff input regarding median problems and future plans regarding same was requested by the Council.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. PARKING AT 23401-23437 WESTERN AVENUE.

RECOMMENDATION OF CITY ENGINEER/DIRECTOR OF TRANSPORTATION/CHIEF OF POLICE:

1. That angle parking not be restored as requested.
2. That Torrance request the County to replace the 7-foot strip of asphalt walk with colored concrete.
3. That the County be requested to use whatever means they have at their disposal to complete the project as soon as possible.

City Engineer Weaver reviewed further discussions with tenants and owner of the building at the subject location, as requested by the Council, with the resultant above stated recommendation.

Following Council discussion and desired clarification, Councilman Walker MOVED to concur with Staff recommendation. His motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, Mayor Armstrong invited comments from the audience.

Ms. Maria Figueroa outlined the severe problems presented by the reduced parking.

The owner of the subject property, Mr. Charles Del Curto, expressed sympathy and understanding of the tenant problems, but concurred with Staff that the angle parking could not be retained.

Roll call vote on Councilman Walker's motion was unanimously favorable (Councilman Applegate absent).

14. PERSONNEL MATTERS:14a. CONVERSION FROM RETIREMENT BENEFITS TO BASE PAY -
TPPREO and Management.

MOTION: Councilman Rossberg moved to approve the subject supplemental memorandum of understanding and adoption of the resolution. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Applegate absent).

RESOLUTION NO. 79-115

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING RESOLUTION NO.
78-185, ARTICLE 4, SECTION 4.2

Councilman Rossberg moved for the adoption of Resolution No. 79-155. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Applegate absent).

14b. RESOLUTION re: Redevelopment Specialist.RESOLUTION NO. 79-116

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

Councilwoman Geissert moved for the adoption of Resolution No. 79-116. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Applegate absent).

15. HEARINGS:15a. DOWNTOWN TORRANCE REDEVELOPMENT PROJECT.

See Page 7.

17. ADMINISTRATIVE MATTERS:17a. RESOLUTION re: Assignment of Radio Broadcasting Tower Lease.RESOLUTION NO. 79-117

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST A
CONSENT TO ASSIGNMENT OF JACK BARRY DBA
KKOP RADIO TO KFOX RADIO, INC., A
CALIFORNIA CORPORATION

Councilman Wilson moved to adopt Resolution No. 79-117. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Applegate absent).

20. ROUTINE MATTERS:

- 20a. AWARD OF ANNUAL CONTRACTS for Stationery Supplies.
Ref. Bid #B79-35 Estimated Expenditure: \$26,079.54

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That your Honorable Body approve the award of annual contracts to the low bidders as follows:

1. Eastman, Inc. for 233 items in the amount of \$20,258.35, plus sales tax.
2. Bevco Stationers for 28 items in the amount of \$5,821.19, plus sales tax.

- 20b. RENEWAL OF LEASE CONTRACT - Police "Want Warrant" System Equipment from Harris Data Communications (Ref. City Contract #C1558) Anticipated Annual Expenditure: \$17,500.00

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve of Torrance's continuing participation on the Statewide Police "Want-Warrant" System for another year and the lease of necessary support equipment from the Harris Data Communications, Inc. company.

- 20c. AWARD OF BUS ADVERTISING CONTRACT.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/

TRANSPORTATION ADMINISTRATOR: That Council approve of the award of this Exclusive Franchise Agreement to Benedict Communications of Del Mar, California, to sell advertising mounted on City Buses for an initial period of 3 years in accordance with terms and conditions of our City Advertising Agreement as developed by Staff and our Legal Department.

- 20d. AWARD OF ANNUAL CONTRACT FOR FURNISHING WATER CHEMICALS.
Ref. Bid #B79-36 Estimated Expenditure: \$13,162.00

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That your Honorable Body approve the award of an annual contract for miscellaneous chemicals to the low bidder, Jones Chemical Company, in the amount of \$13,162.00, including sales tax.

- 20e. FIRE PROPERTY INSURANCE - July 1, 1979-July 1, 1980.

RECOMMENDATION OF CITY MANAGER/RISK MANAGER:

That your Honorable Body approve this expenditure of \$43,322 to purchase Fire-Property insurance with Aetna Insurance Company for the period July 1, 1979 to July 1, 1980. An appropriation is not necessary as funds for property insurance have been included in the 1979-80 Budget.

20f. ON-THE-JOB TRAINING:RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:

That your Honorable Body approve the On-the-Job Training Contract with Torrance Muffler Company and authorize the Mayor and City Clerk to execute same on behalf of the City of Torrance.

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

21. ADDENDUM ITEM:21a. ADOPTION OF THE CITY MANAGER'S PROPOSED 1979-80 BUDGET AS AMENDED BY THE CITY COUNCIL.

Mayor Armstrong announced that this was the time and place for the continued second hearing on the City Manager's proposed budget, which includes the planned use of Federal Revenue Sharing Funds, for the 1979-80 fiscal year.

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

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

RESOLUTION NO. 79-118

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADOPTING THE ANNUAL
BUDGET FOR THE FISCAL YEAR 1979-80

Councilman Wilson moved for the adoption of Resolution No. 79-118; the motion was seconded by Councilman Rossberg.

An AMENDMENT TO THE MOTION was offered by Councilwoman Geissert: Re: Program Reductions - that Priority #17 (1 Risk Manager position) be included in the resolution but that the effective date be extended to October 1, 1979. This met with the approval of the maker of the motion and with Councilman Rossberg who had seconded the motion.

Roll call vote on the amended motion was unanimously favorable (Councilman Applegate absent).

Mayor Armstrong expressed appreciation to the dedicated Staff work in this matter and to all those interested parties in attendance at the budget sessions.

* * * * *

At 7:45 P.M. the Council recessed and reconvened in joint session as City Council/Redevelopment Agency to consider the following item:

15. HEARINGS:

15a. JOINT PUBLIC HEARING - REDEVELOPMENT AGENCY AND CITY COUNCIL - DOWNTOWN TORRANCE REDEVELOPMENT PROJECT.

Chairman Armstrong announced that this was the time and place for the City Council/Redevelopment Agency Public Hearing regarding the proposed Redevelopment Plan for Downtown Torrance, pursuant to the Redevelopment Law of the State of California.

Noted by Chairman Armstrong was the request of newly appointed Supervisor Burkethat this matter be continued to July 10, 1979 to allow her time to study the subject Project and to formulate a position. This request was unanimously approved, and Chairman Armstrong directed that the hearing be opened for all desired testimony, with no action being taken this date, but, rather, continuing the matter to July 10, 1979.

Affidavits of Posting and Mailing were presented by Clerk Nelson, and they were ordered filed, there being no objection.

Chairman Armstrong then advised that the record contains the following documents:

Proposed Redevelopment Plan
 Agency Report to the Council on Proposed Redevelopment Plan
 Report and Recommendation of the Planning Commission
 Project Area Committee Minutes
 The Final EIR on the Project
 The Report of the County Fiscal Officer
 The Report of the Fiscal Review Committee
 The Summary of the Project Area Committee Recommendation
 The Agency Response to the Report of the Fiscal Review Committee
 The Agency's Adopted Owner-Participation Rules.

Procedures to be followed were then outlined by Chairman Armstrong -- introductions of Counsel Remelmeyer, Special Counsel Bruce Balmer, Assistant Planning Director Gomez, Chief Accountant Dundore and Planning Associate Warot were made by Executive Director Ferraro.

Formal Staff presentation was provided by Planning Associate Warot.

Comments from the audience were then invited by Chairman Armstrong, and speakers were as follows (each person was duly sworn in by Clerk Nelson):

Mr. Joe Cappucio, 1615 Cabrillo: Cited unsuccessful redevelopment experiences in San Pedro, Carson, Pomona, and Nevada. Is opposed to the Plan -- "leave my little property to me; don't take it away from me."

Mr. Steve Darcy, representing Steelworkers: Questioned possible impact on U.S. Steel and possible remodeling of building. (Insurance requirements would take precedence, per Mr. Warot).

Mrs. Ronald Willetts, 1533 Marcellina: Basically in favor of the Plan, but urged caution re: overspending of money -- recommended a modest upgrading, in an "old-fashioned" manner of Downtown Torrance.

Mrs. Rachel Meyer, 21233 Kent Avenue: Stated that she is opposed to redevelopment per se because of the freezing of the tax rolls and because of its impact on the other taxing agencies who also need funds to operate. Mrs. Meyer further stated that she is not opposed to any upgrading of Downtown Torrance but would prefer it be done any way other than the redevelopment process.

Mr. Ronald Willetts, 1533-1535 Marcellina: Questioned use of the term "condemnation" in the proposal -- clarification was provided by City Attorney Remelmeyer. There was further input by Dr. Wilson regarding the positive intent of this undertaking. ~~Mr. Willetts~~ expressed the hope that his property would not be earmarked for parking lot use, in view of its proximity to Cabrillo Avenue.

Ms. June Roth, 1601-1603 Border Avenue: Expressed concerns regarding the City's right of acquisition, and noted the negative results that the subject Redevelopment Plan has had on the potential sale of their property.

Mr. Tom Condon, 1570 Prospect Avenue, Hermosa Beach: Requested, and received, clarification pertaining to Plan priorities, loan availability, income projections, owner participation agreements, etc.

Mr. Albert Isen, 4539 Vista Largo: (Owner of several parcels of land in the subject area) Voiced strong concerns regarding the "eminent domain" aspects of the proposed Redevelopment Plan, and urged that these words be deleted. Mr. Isen deemed the present Plan too vague for adoption; the criteria is indefinite and dangerous; and the controls are too ambiguous -- voluntary rehabilitation was recommended by Mr. Isen.

Mr. Ernest Palatino, 1635 Cabrillo Avenue: Questioned the need for the proposed Redevelopment Plan; the people in the area are desirous of retaining and maintaining their own properties.

Ms. Grace Stencil, 1750 Cabrillo Avenue: Reviewed possible impacts of the proposed Plan on their residential units at this address.

There were no further speakers.

Written Communications, of record, per City Clerk Nelson:

J. Greg Evans, attorney, in behalf of Mr. Edmund R. Doak, as follows:

"Please be advised that I represent Mr. Edmund R. Doak, the owner of a substantial parcel of real property located on Border Avenue, between Carson Street and Torrance Boulevard, within the Project Area of the Downtown Torrance Redevelopment Project.

"Mr. Doak has asked that I respond to the Notice of the Joint Public Hearing on the proposed Redevelopment Plan for this project and express his strong opposition to the Project.

"Mr. Doak and the several companies in which he has been the principal shareholder and managing officer have owned substantial parcels of real property within the City of Torrance for over forty years. During this period of time, Mr. Doak and the companies with

whom he has been associated have employed large numbers of persons and carried on businesses which have substantially contributed to the economic and financial development of the City of Torrance.

"Mr. Doak is firmly of the opinion that the proposed Project is not in the interests of the property owners within the Project or in the interest of the general public. I concur with him in that opinion.

"At the initial hearing on the establishment of the Redevelopment Agency, Mr. Doak appeared in opposition and urged that the boundaries of the Project be modified to eliminate the small areas of M-1 zoned properties that were included. The inclusion of property zoned M-1 within the Project boundaries is not logical and is inconsistent with the remainder of the Plan. The need for industrial-zoned property in the City Plan for its continued financial and economic growth is obvious. The proposed Plan can, and probably will, adversely affect the property along Border Avenue zoned for light manufacturing, which is now a buffer between the heavy manufacturing area and the commercially zoned areas. There is no blight in the M-1 zone area within the Project. Those properties continue to support small manufacturing businesses, many of which have been in existence for many years. The proposed Plan could adversely affect these businesses and the owners of the property from which they operate.

"We ask that the opposition of Mr. Doak to this Project be noted as a matter of record at the scheduled hearing."

Council/Agency discussion ensued. Considered was the need for architectural plans and property owner acceptance of same; the possibilities of removal of the reference to "eminent domain" in the Plan's legal document; the need for a clear explanation re: owner participation references, particularly as it relates to property owners who might not desire to participate; the deterioration surrounding Downtown Torrance; the importance of citizen involvement, etc.

MOTION: Mr. Rossberg moved to continue the subject hearing to July 10, 1979 at 7:30 P.M. The motion was seconded by Mr. Walker, and roll call vote was unanimously favorable (Messrs. Applegate, Brown absent).

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(The hour of adjournment for the Redevelopment Agency was 9:55 P.M.)

10.

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22. ORAL COMMUNICATIONS:

22a. Councilwoman Geissert noted format used by the Portland Oregonian re: public notification of the Council calendar, and invited comments from the Council regarding same.

22b. Input regarding citizen concerns on the recent budget deletion of Crossing Guards was predicted by Councilwoman Geissert, based on telephone calls received by her.

22c. Councilman Rossberg announced that the South Bay Cities will meet on June 28th -- subject: Future Financing of Local Governments.

22d. Staff response to Planning Commissioner Alter's communication regarding Senior Citizen housing in the basic R-3 development was requested by Councilman Walker.

22e. Staff analysis of the revival of Supervisor Baxter Ward's "Sunset Line" plan was requested by Mayor Armstrong.

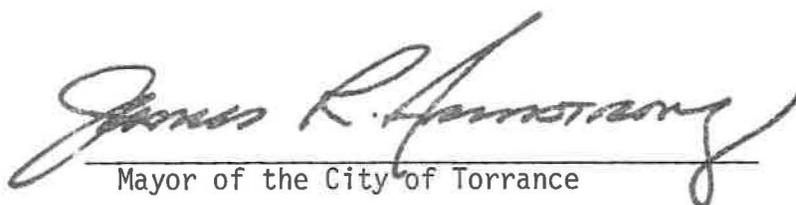
22f. Ms. Kathy Ruth, 4101 Carmelynn, PTA, expressed concerns regarding the elimination of the Crossing Guards at Anza and Lenore.

This was deemed an appropriate matter for review by the Traffic Commission by Councilwoman Geissert. It was the request of City Manager Ferraro that Ms. Ruth work with the Police Department in the evolvment of a Citizen Volunteer Group to act as guards; Ms. Ruth volunteered her services for this project.

At 10:10 P.M., the Council recessed for an Executive Session re: hours, wages and working conditions. The Council returned at 10:30 P.M. for formal adjournment.

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


 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

11.

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