

I N D E XCity Council - July 10, 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	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Certificate of Appreciation to T. Lewison	2
8b. Interviews - Civil Service Commission	2
8c. Proclamation - Sudden Infant Death Syndrome Awareness	2
8d. Proclamation "Fine Free Week" - Torrance Public Libraries	2
8e. Presentation - Rose Float Rendering	6
<u>9. LIBRARY/PARK AND RECREATION MATTERS:</u>	
9a. Travel Request - Torrance Youth Council	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re: Crenshaw Boulevard Grade Separation	2,3
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Resolution re: S.B. 462 affecting Local Control of Outdoor Advertising	3,4
12b. Ordinance re: Home Occupation Permits	4
<u>14. PERSONNEL MATTERS:</u>	
14a. Adoption of 1979-80 Memorandums of Understanding	4-6,17
<u>15. HEARINGS:</u>	
15a. Downtown Torrance Redevelopment Project	8-15
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Disposition of City-owned Property between Raintree Avenue and Newton Street	6,7
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 2908	7
<u>20. ROUTINE MATTERS:</u>	
20a. Replacement of Air Conditioning Unit on Public Works Building	7
<u>22. ORAL COMMUNICATIONS:</u>	
22a. City Manager Ferraro/Council re: resignation of Park and Recreation Director Milkovich	16
22b. Councilman Brown re: temperature of public buildings	16
22c. Councilwoman Geissert re: problem of rats	16
22d. Councilman Rossberg re: status of condo conversion considerations	16
22e. Councilman Wilson re: Sister City representation at award giving ceremonies	16
22f. Mayor Armstrong re: resignation of Frank Paour, Jr. from Traffic Commission	16

<u>SUBJECT:</u>	<u>PAGE</u>
<u>ORAL COMMUNICATIONS (Cont.)</u>	
22g. Mayor Armstrong re: review of Commissions	16
22h. Mr. Gordon Bell re: rent increases	16
22i. Mr. Jerry Oles, Mr. Harold Scheel, AFSCME, appreciation re: negotiations	16
22j. Mr. Tom Wilson re: Downtown Torrance Redevelop- ment Project; condolences re: Arthur Fiedler	16
22k. Mr. Andy Meyer re: potential "Torrance Marina"	16

Adjourned at 11:50 P.M.

* * * * *

July 10, 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, July 10, 1979, at 7:00 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 and Deputy City Clerk Babb. Absent: City Clerk Nelson, City Treasurer Rupert.

3. FLAG SALUTE:

Civil Service Administrator Ghio led in the salute to the flag.

4. INVOCATION:

Reverend Lloyd Newlin, First Baptist Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Minutes of May 29, 1979:

Item 15a. - Great Lakes Carbon Corporation/Great Lakes Properties, Inc.

Page 11, Condition No. 65, should be amended, as follows: "That the Conditional Use Permit would be declared invalid if any of the conditions are declared invalid by action of the applicant or its successor."

Councilwoman Geissert moved to approve the minutes of May 29, 1979, as above amended. Her motion was seconded by Councilman Wilson, 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.

1. City Council
July 10, 1979

7. COUNCIL COMMITTEES:

Community Planning:
July 18th - 5:00 P.M.

Ad Hoc re: Armed Forces Day:
July 11th - 2:00 P.M.

8. COMMUNITY MATTERS:8a. CERTIFICATE OF APPRECIATION to Terry A. Lewison.

In recognition of his service on the Civil Service Commission, Mayor Armstrong, on behalf of the Council, presented a Certificate of Appreciation to Mr. Terry A. Lewison in recognition of his community service. There was grateful acceptance by Mr. Lewison.

8b. INTERVIEWS RE: CIVIL SERVICE COMMISSION VACANCY.

Interviewed were: Scott F. Albright, Frank E. Wolf, Jr., Ross Segroves, and Ms. Ludmila Lee.

Mr. Scott F. Albright was appointed to serve on the Civil Service Commission, by way of a unanimous ballot.

8c. PROCLAMATION - Sudden Infant Death Syndrome Awareness July, 1979.8d. PROCLAMATION - "Fine-Free Week" in the Torrance Public Libraries - July 15-22, 1979.

So proclaimed by Mayor Armstrong.

8e. PRESENTATION of 1980 ROSE FLOAT RENDERING.

See Page 6.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. TRAVEL REQUEST BY TORRANCE YOUTH COUNCIL.

REQUEST OF TORRANCE YOUTH COUNCIL: re: Youth Conference
The approval of your Honorable Body to hold this/pre-conference planning meeting in San Diego.

MOTION: Councilman Rossberg moved to concur with the subject request of the Youth Council. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. RESOLUTION re: Crenshaw Boulevard Grade Separation.RESOLUTION NO. 79-119

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE CERTAIN

AGREEMENT BETWEEN THE CITY AND SOUTHERN
DEVELOPMENT INVESTMENT COMPANY FOR
GRANTING RIGHT-OF-WAY FOR THE CRENSHAW
BOULEVARD AND SANTA FE RAILWAY GRADE
SEPARATION PROJECT

Councilman Wilson moved for the adoption of Resolution No. 79-119. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. RESOLUTION re: S.B. 462 affecting Local Control of Outdoor Advertising.

RECOMMENDATION OF PLANNING DEPARTMENT:

That Council adopt the subject Resolution specifying the City's opposition to S.B. 462, and direct Staff to forward the Resolution to Assemblywoman Ryan and other State representatives as appropriate.

It was the comment of Councilman Walker that there are many unresolved issues in this matter, along with a lack of clarity as to the impact of the proposed legislation. Mr. Walker then offered the following MOTION: That agenda item 12a. be filed, with the recommendation that Council members and anyone else so inclined write their legislators stating their own personal opinion on this matter when the courts have determined the relationship of this legislation to the City's sign program. The motion was seconded by Councilman Wilson.

Council discussion ensued, it being the general consensus that the issue was one of local control.

A SUBSTITUTE MOTION was made by Councilman Brown: That the Council concur with the above stated Staff recommendation. The substitute motion was seconded by Councilman Rossberg.

Mr. Fred Harris, 2276 Torrance Boulevard, stated his opinion that there are adequate laws on the books already.

The substitute motion carried, with roll call vote as follows:

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

RESOLUTION NO. 79-120

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE OPPOSING PASSAGE OF
SENATE BILL 462 (DILLS) CONCERNING STATE
PREEMPTION OF CITY CONTROL OF BILLBOARDS
AND OTHER SIGNS

Councilwoman Geissert moved for the adoption of Resolution No. 79-120. Her motion, seconded by Councilman Brown, carried, with roll call vote as follows:

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

12b. Ordinance re: Home Occupation Permits.

ORDINANCE NO. 2909

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 92.18.1, 92.18.3, 92.18.5 AND 92.18.8 OF THE TORRANCE MUNICIPAL CODE DEALING WITH HOME OCCUPATION PERMITS TO REMOVE THE NECESSITY OF APPLYING FOR A CONDITIONAL USE PERMIT AND PROVIDING FOR FULL TIME HOME OCCUPATION PERMITS UNDER CERTAIN CONDITIONS

Councilman Applegate moved for the approval of Ordinance No. 2909 at its first reading. His motion was seconded by Councilman Brown.

Council discussion ensued regarding discrepancies in the ordinance, based on Council direction of May 15, 1979. A SUBSTITUTE MOTION was offered by Councilman Brown: That the subject ordinance be referred back to Staff for rewriting, to be returned in one week. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

14a. Adoption of 1979-80 Memorandums of Understanding with various employee organizations.

ORDINANCE NO. 2910

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART VIII OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR THE TORRANCE POLICE OFFICERS ASSOCIATION

Councilman Applegate moved for the approval of Ordinance No. 2910 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

RESOLUTION NO. 79-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE POLICE OFFICERS

ASSOCIATION FOR THE PERIOD FROM JULY 1, 1979
TO JULY 1, 1980

Councilman Applegate moved to adopt Resolution No. 79-121. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

RESOLUTION NO. 79-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION FOR THE PERIOD FROM JULY 1, 1979 TO JULY 1, 1980

Councilman Wilson moved for the adoption of Resolution No. 79-122. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

ORDINANCE NO. 2911

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART V OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR THE TORRANCE MUNICIPAL EMPLOYEES, LOCAL 1117, AFSCME

Councilman Wilson moved for the approval of Ordinance No. 2911 at its first reading. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

RESOLUTION NO. 79-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES FOR THE PERIOD FROM JULY 1, 1979 TO JULY 1, 1980

Councilman Brown moved for the adoption of Resolution No. 79-123. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

Relative to the TCEA Memorandum of Understanding and the clause therein directing consolidation of Sr. Typist Clerk and Secretary classifications, Civil Service Administrator Ghio reported on Civil Service Commission action in this regard -- it being the Commission's recommendation to the Council that this consolidation of classifications not be adopted. The Commission's reasons were as follows: there is an insufficient pay differential for employees with shorthand skills; the requirements for recertification of shorthand skills is an unfair burden for these employees; it is improper to present

classification issues to the Council, as in this case, before they are considered by the Civil Service Commission; this action will result in the upgrading of certain City employees without the benefit of Civil Service testing; and that the study which precipitated this proposal was neither adequate nor complete.

Mrs. Janet Murphy, 23310 Henry Court, as a former Secretary with the City of Torrance, reviewed the need to attract competent secretarial help, and noted the present low morale at the City -- "please do something constructive; retain the separate position of Secretary; give it the dignity it deserves."

Ms. Charlotte Madden, president, National Secretaries Association International, pointed out the difference between a secretary and a clerk-typist; these differences are confirmed by the newspaper "help wanted" ads.

Following discussion, and Staff input by Chief Assistant to the City Manager Jackson, this matter was referred to an Executive Session to be held at the conclusion of the meeting. See Page 17.

The Council now returned to:

8. COMMUNITY MATTERS:

8e. PRESENTATION OF RENDERING OF TORRANCE'S 1980 FLOAT in the Tournament of Roses Parade.

Mrs. Georgean Griswold, president, Torrance Rose Float Association, proudly presented the rendering of the 1980 Float entry for the City of Torrance -- the substantial applause confirmed the approval of all present.

* * * * *

The hour being 8:00 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * * *

On its return the Council considered, out of order:

17. ADMINISTRATIVE MATTERS:

17a. DISPOSITION OF CITY-OWNED PROPERTY between Raintree Avenue and Newton Street.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

Based upon the Planning Commission review of this matter and the response of the property owners in favor of quitclaiming the property, the Land Management Team recommends that the property be quitclaimed to the adjacent property owners, subject to the following conditions:

1. The property owners pay the administrative costs of processing the quitclaim documents;
2. The property owners be required to relocate walls and fences to include the additional area as a condition of acceptance of the quitclaim;
3. The property owners who have not agreed to the quitclaim be given an additional opportunity to accept the property. If not accepted, the property to be quitclaimed to an adjacent owner where feasible or retained by the City if not feasible.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Land Management Team. His motion was seconded by Councilman Rossberg.

Speaking in favor of the quitclaim arrangement as proposed by the Land Management Team were: Muriel Wechich, 3216 Raintree; resident at 3321 Newton Street (name unintelligible); and Andrew Mirren, 3202 Cricklewood. Opposed were: D.M. Sharp, 3311 Newton Street and Douglas Whitney, 3124 Cricklewood.

Roll call vote on Councilman Wilson's motion was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2908.

ORDINANCE NO. 2908

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 14.1.4, 14.1.12, 14.1.16, and 14.1.17 OF ARTICLE 1; SECTION 14.2.1 OF ARTICLE 2; AND SECTION 14.20.1 OF ARTICLE 20 -- ALL OF CHAPTER 4 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO ADD CERTAIN CIVIL SERVICE RULE DEFINITIONS TO THE MUNICIPAL CODE

Councilman Applegate moved for the adoption of Ordinance No. 2908 at its second and final reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

20. ROUTINE MATTERS:

20a. REPLACEMENT OF AIR CONDITIONING UNIT ON PUBLIC WORKS BUILDING.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Hart Air Conditioning and Service Company, Inc. be awarded the contract to install one 3-ton carrier heat pump and one 10-ton carrier heat pump unit on the Public Works Building for an amount of \$11,900. Electrical work is to be performed by City forces for a figure not to exceed \$300.

Money for this project was approved on a "not to exceed" amount of \$14,000 at the December 12, 1978 Council meeting.

MOTION: Councilman Wilson moved to concur with the above stated recommendation on Item 20a. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

The Council now returned to:

15. HEARINGS:

15a. JOINT PUBLIC HEARING BEFORE THE REDEVELOPMENT AGENCY AND CITY COUNCIL ON THE PROPOSED PLAN FOR THE DOWNTOWN TORRANCE REDEVELOPMENT PROJECT.

(The Council recessed and reconvened in this Joint Public Hearing, the hour being 8:25 P.M.)

Chairman Armstrong announced that this was the time and place for the continued joint public hearing of the City Council and the Redevelopment Agency regarding the proposed Redevelopment for the Downtown Torrance Redevelopment Project, pursuant to Redevelopment Laws of the State of California.

Executive Director Ferraro introduced Staff members participating in this hearing: Counsel Remelmeyer, Special Counsel Ballmer, Chief Accountant Dundore, Planning Associate Gomez, and Redevelopment Coordinator Ramsey. These Staff members were duly sworn in by Deputy City Clerk Babb.

Entered into the record by Mr. Gomez was a Resolution adopted June 10, 1979 by the Los Angeles County Board of Supervisors and the County Flood Control District re: the tax increment money. Mr. Applegate moved to receive and file the subject Resolution. The motion was seconded by Dr. Wilson. There were no objections, and it was so ordered.

Next entered into the record by Mr. Gomez was the motion offered by Supervisor Burke this date at 5:00 P.M. at the Board of Supervisors meeting and passed by them:

"Therefore, I MOVE that the Board:

"1. Instruct County Counsel to prepare, and the Chairman of the Board sign, an agreement with the City of Torrance which would incorporate the compromise to split the 2% inflationary growth in assessed values and the other recommendations of the Fiscal Review Committee, and

"2. Adopt Recommendations three and four in the Chief Administrative Officer's report."

Desired clarification pertaining to the actions of the Board of Supervisors was provided by Special Counsel Ballmer and Counsel Remelmeyer. A written report will be forthcoming.

MOTION: Mr. Brown moved to receive and file the subject communication re: action by the Board of Supervisors. The motion was seconded by Dr. Wilson. There were no objections, and it was so ordered.

Formal Staff presentation was provided by Planning Associate Gomez.

At the request of Chairman Armstrong, Deputy City Clerk Babb read the following written communications into the record:

CENTRAL TORRANCE HOMEOWNERS ASSOCIATION, INC.

Robert M. Fraser, President.

"The Central Torrance Homeowners Association has since its organizational meeting on May 14, 1976 unanimously supported the revitalization of Downtown Torrance.

"A special meeting held on October 2, 1977 unanimously moved (by a quorum of 50% of the membership):

'The President is ordered to present to the Ad Hoc Committee on Downtown Torrance that it is the unanimous opinion of this meeting of our Association that we fully support:

'The Revitalization Program (under the so-called 'San Leandro Plan') now in the programming stage. We feel that such a program, with proper planning and under well supervised restraints of hasty action, is essential to the progress, not only of Downtown Torrance, but of all of the City of Torrance.'

"At the public meeting for formation of a Project Area Committee for the Downtown Torrance Redevelopment Project held December 12, 1977, this Association submitted the names of two members to become members of the PAC. At the subsequent meeting of the PAC they were accepted and this Association has since had continuously two members of the PAC.

"All newsletters since the formation of the PAC read by members of this Association and all meetings have had mention and discussion of the Redevelopment Project. At no time has there been none but unanimous support for the Project.

"This Association is particularly in support of that portion of the Redevelopment process which assigns specific attention to the provision of adequate housing for persons of moderate and low income. We most earnestly stress the need for Senior Citizens housing -- now woefully inadequate in Downtown Torrance."

GERALD L. ALTER, 2305 Torrance Boulevard.

"I am sorry I could not attend the City Council meeting of June 26th when you discussed the Downtown Torrance Redevelopment Plan. According to the newspapers only negative statements were offered by the public, mainly against the use of eminent domain. When one or more individuals (or companies) consider their individual rights (and profits) to be above that of the majority, then only by eminent domain can it be equalized. Even zoning clips the wings of the individual for the benefit of the majority.

"In the downtown area, if it is to be revitalized and made a viable commercial center, we cannot allow the automobile repair garages, the manufacturing uses, and the sub-standard hotels and apartments to bring down the value of the adjoining properties to their level. Only a redevelopment project with powers of eminent domain would have a chance to correct this -- as well as to partially solve the parking problem.

"The paper also noted that Council questioned the failure of a 'plan' being developed before forming the agency. I have been one who has consistently asked for this to happen, and if it was possible, a plan should be prepared in advance, however, after living 40+ years in the downtown area, after spending many years with the Chamber of Commerce and Realty Board, trying to do something in the downtown area, and my attendance of all the Project Area meetings and my membership in the Planning Commission has now convinced me that a 'physical Plan' agreed upon in advance is an utter impossibility.

"The visions of a 'Plan' by the property owners, the tenants, the commission and the project area committee is not even limited their numbers with no two persons having the same ideas.

"If you will review the past -- the Meadow Park project started without a plan, because of a necessity -- residential uses encroaching on the Airport. After being formed, the agency, with no little expense, hired architects who drew some very good and expensive plans -- none were ever used. The redevelopment agency then used 'Negotiation' instead of bidding, with the better plan winning the right to buy, all at one price. Of the many plans submitted, most of the winning plans were changed after they were awarded the property, and the proposed use as light industrial park was changed by economics into a business park. HOWEVER, IN SPITE OF THIS, FROM A CITY STANDPOINT IT WAS A HUGE SUCCESS.

"Skypark was started without a plan because the City needed an avigation easement. This time by a partial 'bidding' process the private investors spent huge sums making physical plans and none were used, even the successful bidder changed plans after being awarded the property. In this case, the Planning Commission and Agency allowed an individual to remain, thus reducing the value of the multi-million dollar project because of hesitancy to use eminent domain. However, this too, from a City standpoint, appears that it will be a success.

"Redevelopment of downtown, in my opinion, will not occur unless we have a redevelopment project, with eminent domain, therefore, I favor the Downtown Torrance Redevelopment Project.

"However, the Agency could clarify certain things in the proposed plan if they wished:

"1. A statement could be made that they would not require owners to sign a blank check agreement until after the plan had been completed.

"2. That redevelopment funds would only be used to upgrade the project area (except required portion for housing), and not used for acquiring or building projects that would not stay on the tax rolls.

"3. That no subsidies would be paid out of redevelopment funds to entice a developer to come in with a big project.

"4. That eminent domain could be stopped by a petition signed by a majority of the property owners in the project area."

MRS. MARJORIE P. MOSS, 1542 El Prado.

"As a resident of the area adjacent to the Redevelopment area, I am strongly in favor of the revitalization of Downtown Torrance.

"The success of the Meadow Park Industrial Tract speaks for itself, and I am sure the City would realize equal success from the development of Downtown Torrance, not only in increased employment for many people, but also in additional sales tax which the City would realize as a result of the development.

"Please don't let this project die after all the hard work put in by the PAC. The benefits which will accrue to the City will far outweigh any arguments against the project.

"Let's not let all progress stop, just because of Proposition 13. As an interested property owner and former Deputy City Clerk of your City, I urge a favorable vote for the Project."

HARTLEY AND EVELYN CARR, 1544 Marcelina Avenue:

"It has come to our attention that to finance any improvement of Downtown Torrance under the California Redevelopment Act the 'Project Area' must be defined, and that you will decide on that definition Tuesday. Under question is whether to include the 1500 block of Marcelina Avenue, which contains mostly residences.

"As residents of this block we wish to express our opinion as follows: Whatever it takes to revitalize this area will be welcomed by us. If that includes the eventual

purchase of properties in our block to rebuild into multiple-type apartments for senior citizens, we would be for it. However, we feel that some of the old buildings on El Prado between Torrance Boulevard and Sartori, and on Cabrillo between Cravens and Torrance Boulevard, should come down first.

"We would like to see several attractive complexes for older people replace the old hotels and rundown buildings. We feel the small shops would flourish again if this were done, and downtown Torrance would no longer be 'withered on the vine'."

MYRON L. AND PATRICIA A. GAZIN, 1250 First Street,
Hermosa Beach

"We have received your letter of May 25, Notice of Public Hearing. We think the city is a promising location for careful rebuilding which would be beneficial to the entire community.

"We own the handsome old Villa Sondora at 1636 Arlington (and Marcelina). We have been considering redevelopment of our property to provide additional special housing for older people. With the Project taking shape we feel that our planning should be guided by the Project scheme and perhaps with Project participation. We are talking of removing the garage building and rebuilding at least six units, but preserving the buildings fronting on Arlington and Marcelina.

"We would like to discuss this with you and would be pleased if you would write or call 376-5765 any time."

MRS. SUSAN ARMENDARIZ, 23024 Eriel Avenue:

"I would like to commend you on the way you are handling the downtown redevelopment.

"I am a business person and own property in the downtown and am a member of PAC. I feel for the first time we have a good head start on a positive approach to the redevelopment of the downtown area, and am in full support of the program. If I may be of assistance in getting the project going full steam, please call me."

Comments from those in favor of the DOWNTOWN TORRANCE REDEVELOPMENT PROJECT were invited by Chairman Armstrong. (All speakers who had not previously been sworn in were duly sworn in by Deputy City Clerk Babb as they appeared at the microphone.)

Speakers were: Ms. Annie Zaharis, owner and operator of Tommy's Coffee Shop, 1882 Torrance Boulevard, as well as property at 1315 Cabrillo; Ms. Evelyn Carr, 1444 Marcelina; Richard Bonham, 2221 Torrance Boulevard; Ms. Carol Boots, 21759 South Western Avenue; Ms. Susan Armendariz, 23024 Eriel Avenue; Jim Jackoloni; Robert Fraser, 2329 Sonoma, Central Torrance Homeowners Association; Ms. Janice Plank, 1444 Post Avenue (spokesman as well for next door neighbor, Ms. Helen LaRonger, 1448 Post Avenue); Ms. Mary Ann Ries, 1333 Engracia Avenue; and Allen Rupp, president, PAC.

Cited were matters pertaining to the present deteriorating state of Downtown Torrance, needed improvement in traffic circulation, weed problems, and the imperative need for rehabilitation and revitalization of the area.

Ms. Kay White, president, League of Women Voters of Torrance, presented the following prepared statement:

"The League of Women Voters has a long history of support for planning measures which lead to the orderly development of the City. We have supported long-range solutions to land use problems. We have actively supported meaningful citizen involvement and participation in land use planning and regulation. We have as one of our objectives the assurance of flexibility of government financing to meet changing needs, and we continue to work for adequate housing for all income groups.

"For these reasons, we wish to state our support for a redevelopment program for Downtown Torrance that meets these criteria.

"We acknowledge the genuine concern of the affected property owners. We would also express concern for any undue displacement of people and urge caution in the City's and the Agency's approach to the specifics of the plan.

"We regard the project as a worthwhile goal from a planning, land use, economic and social point of view and of benefit to the City as a whole. It will not benefit the City if Downtown is allowed to deteriorate.

"We have seen the problems that can arise in planning for optimum use of land without the benefit of long-range planning tools. We would urge judicious use of all legal tools available in order to effectively implement the plan.

"Redevelopment is an accepted remedy to accomplish what the community has said it wants. If this door is closed, what alternatives are there for achieving this goal?"

Comments from those OPPOSED to the DOWNTOWN TORRANCE REDEVELOPMENT PROJECT were now invited by Chairman Armstrong.

Speakers were: Mr. Albert Isen, 4539 Vista Largo; Mrs. Rachel Meyer, 21233 Kent Avenue, Redevelopment Chairman, Citizens for Property Tax Relief; Pete Razancas, president, Local 1414, United Steelworkers, 1316 Border Avenue.

Concerns voiced: the absence of criteria, unrealistic economic aspects; impact on tax increment financing on all taxing agency budgets; unlimited powers to dispose of private property; lack of language clarity, etc. Recommended was the pursuit of volunteer efforts, along with the establishment of a property owner committee to work with Staff and other interested parties in the rehabilitation of Downtown Torrance.

* * * * *

Other comments were forthcoming from:

Mr. John Tweedy, 1325 Arlington Avenue: Questioned the avenue of recourse should a property owner disagree that his building needed upgrading, and was advised that said recourse would be to the City Council.

Mrs. Ronald Willetts: Recommended that action be delayed until after the first of the year to see what could be done on a volunteer basis.

* * * * *

Council/Agency discussion followed. Reviewed were matters pertaining to Downtown Torrance improvements to date; keen interest and concern re: revitalization of the area; time schedules; avenues of communication; established precedents, etc.

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

MOTION: Mr. Applegate moved that all testimony and written documents be entered in the record this date. The motion was seconded by Mr. Rossberg, and roll call vote was unanimously favorable.

MOTION: Mr. Brown moved to concur with Redevelopment Agency Staff recommendations, as follows:

1. Approve the Redevelopment Plan for the Downtown Torrance Redevelopment Project with the understanding that the eminent domain powers can be conditioned as instructed by your Honorable Body;
2. Adopt the subject Resolution approving the Agency's report to the City Council;
3. Instruct the Staff to restudy the owner-participation rules and report to the Agency within sixty (60) days hereafter with possible amendments.

The motion was seconded by Mr. Applegate, and carried, with roll call vote as follows:

AYES: MEMBERS: Applegate, Brown, Geissert, Wilson;
Chairman Armstrong.

NOES: MEMBERS: Rossberg, Walker.

MOTION: Councilman Brown moved to concur with City Council Staff recommendations, as follows:

1. Approve the Redevelopment Plan for the Downtown Torrance Redevelopment Project with the understanding that the eminent domain powers can be conditioned as instructed by your Honorable Body;

2. Accept the Redevelopment Agency action and determination on the Environmental Impact Report on the Downtown Redevelopment Project;
3. Adopt the subject ordinance approving the Downtown Redevelopment Plan.

The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

It was the specific comment of Councilman Brown that the use of the eminent domain powers would be at a public hearing before the Council/Agency.

The basis for the negative votes: Councilman Rossberg, for the reason that "getting the paper work out of the way" is somewhat premature (Mr. Rossberg, however, reaffirmed his strong support for the revitalization of Downtown Torrance); the "no" vote is a procedural one. Councilman Walker, the City can start the process without being tied to a document; further, it has not been fully worked out nor fully explained to all the people affected by it.

At the request of Chairman Armstrong, Deputy City Clerk Babb assigned a number and read title to:

RESOLUTION NO. RA 79-10

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

Mr. Applegate moved for the adoption of Resolution No. RA 79-10. His motion, seconded by Mrs. Geissert, was unanimously approved by roll call vote.

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

ORDINANCE NO. 2912

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AND ADOPTING
THE REDEVELOPMENT PLAN FOR THE DOWNTOWN
REDEVELOPMENT PROJECT

Councilwoman Geissert moved for the approval of Ordinance No. 2912 at its first reading. Her motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

* * * * *

15. City Council
July 10, 1979

The hour of adjournment for the Joint Public Hearing was 10:45 P.M.

The Council now resumed its regular agenda order:

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro regretfully announced the resignation of Park and Recreation Director Milkovich, leaving Torrance to accept a position with the City of Coachella. Appreciation for Mr. Milkovich's many contributions to the City and best wishes for his happiness and success were expressed by City Manager Ferraro and unanimously concurred in by the Council.

22b. Councilman Brown requested Staff investigation of the impact of the temperatures of public buildings mandated by President Carter.

22c. The substantial problems involving rats in the vicinity of the San Diego Freeway were referred to Staff for investigation by Councilwoman Geissert.

22d. The status of consideration re: condo conversions by the Community Planning Committee was reported by Councilwoman Geissert, at the request of Councilman Rossberg. Extensive involvement of interested parties was urged by Mr. Rossberg.

22e. Councilman Wilson reviewed the matter of budgeted funds for Sister City award-giving ceremonies in other States with a Torrance representative in attendance -- this matter will be researched further.

22f. Another resignation of regret was noted by Mayor Armstrong -- that of Mr. Frank Paour, Jr. from the Traffic Commission. Appropriate recognition was requested by the Mayor.

22g. Mayor Armstrong requested that the Citizen Enrichment Committee undertake a review of Commission procedures and areas of responsibility.

22h. Mr. Gordon Bell, 20818 Amie, requested further direction regarding rent increase problems presented at the July 3rd Council meeting. Risk Manager Gregory reported on efforts to date in this matter.

22i. Mr. Jerry Oles, AFSCME 1117 president, expressed appreciation to the Council and to Management for approval of the pay increases as negotiated by this organization. Like appreciation was expressed by AFSCME member Harold Scheel, accompanied by the presentation of a painting to Chief Assistant to the City Manager Jackson.

22j. Mr. Tom Wilson commended the Council for its action regarding the Downtown Torrance Redevelopment Project. Further, Mr. Wilson noted the passing of Mr. Arthur Fiedler this date and deemed it appropriate for the Mayor and the Council to send condolences to Mrs. Fiedler and to the City of Boston.

22k. Mr. Andy Meyer noted the potential of a "Torrance Marina" in the vicinity of Malaga Cove. The Mayor referred this input to the Planning Department.

* * * * *

At 11:00 P.M., the Council recessed for an Executive Session, returning at 11:45 P.M. to take the following action:

ITEM 14a. - TCEA MEMORANDUM OF UNDERSTANDING.

MOTION: Councilman Brown moved to approve the TCEA Memorandum of Understanding and to adopt the resolution contained therein, provided, however, that in so doing the entire City Council indicates its concern regarding the consolidation of the Secretary and Senior Typist Clerk positions -- further, that Management be instructed to immediately request a Meet and Confer session with TCEA over this consolidation -- to deal with such issues as retaining separate classes, revising Secretary premium provisions, maintaining the status quo in connection with the recertification provision, achieving some flexibility or elimination thereof; etc. This matter is to be treated as a high priority and is to be returned to the Council within three weeks. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

RESOLUTION NO. 79-124

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH WAGES,
HOURS AND WORKING CONDITIONS FOR EMPLOYEES
REPRESENTED BY THE TORRANCE CITY EMPLOYEES
ASSOCIATION

Councilman Brown moved for the adoption of Resolution No. 79-124. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

* * * * *

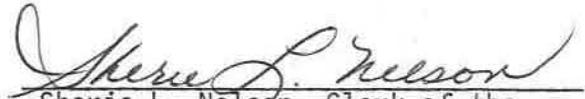
The meeting was regularly adjourned at 11:50 P.M.

* * * * *

Ava Cripe
Minute Secretary

17.

City Council
July 10, 1979


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


Mayor of the City of Torrance