

I N D E XCity Council - September 4, 1979

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Adjourned at 9:10 P.M. to Wednesday,
September 5, 1979, at 5:00 P.M.

* * * * *

Ava Cripe
Minute Secretary

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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, September 4, 1979, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Mr. Bill Beverly led in the salute to the flag.

4. INVOCATION:

The invocation was by Ms. Phyllis Johnson, First Church of Christ, Scientist.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of July 31, 1979 and August 7, 1979, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

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 (Councilman Wilson absent).

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7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee:
September 5th at 6:00 P.M.

8. COMMUNITY MATTERS:

- 8a.
- PROCLAMATION
- "Roll 'Em Back to School Week" -
-
- September 10-17, 1979.

So proclaimed by Mayor Armstrong.

- 8b.
- PRESENTATION - CERTIFICATES OF APPRECIATION
- to past
-
- members of the Citizens' Advisory Committee on
-
- Airport Noise.

Mayor Armstrong presented Certificates of Appreciation to past members John Dunbar and Ernie Prevost in recognition of and appreciation for their services on the Citizens' Advisory Committee on Airport Noise.

- 8c.
- PROCLAMATION
- "South Bay Children's Health Week" -
-
- September 9-16, 1979.

- 8d.
- PROCLAMATION
- "Untrash Torrance Day" - September 11, 1979.

- 8e.
- PROCLAMATION
- "Week of the Exceptional Child" -
-
- September 2-9, 1979.

So proclaimed by Mayor Armstrong.

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

17. ADMINISTRATIVE MATTERS:17c. TOWING CONTRACT.

MOTION: Councilman Brown moved to refer Item 17c. to the Public Safety Committee, and that the present contract, with consent of the present party (the Van Lingens), ^{be extended} for sixty days. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. REQUEST OF YOUTH COUNCIL to install electronic games at Alta Loma and North Torrance Neighborhood Centers.

RECOMMENDATION OF YOUTH COUNCIL:

That your Honorable Body approve this concept and we place five electronic games at North Torrance Neighborhood Center and three electronic games at Alta Loma, with additional machines if space and need warrants it.

RECOMMENDATION OF PARK AND RECREATION DEPARTMENT:

That the request of the Torrance Youth Council be DENIED.

RECOMMENDATION OF PARK AND RECREATION COMMISSION:

Approval of the installation of the electronic games at Alta Loma and North Torrance Teen Center, subject to conditions recommended by Staff.

This matter was prefaced with comments by Mayor Armstrong regarding the apparent misimpression given to the Park and Recreation Commission that he had given a complete blessing to the project even before it began -- that is in error. The Mayor added that he has always tried to encourage Youth Council members to move forward, and had offered support in terms of allowing presentations, but he would not make a commitment on substantive policy questions prior to their hearing.

Youth Council president, Pat Klein, in response to the above remarks, apologized to the Mayor, stating that his comments had "been taken out of context". Mr. Klein and representative members of the North Torrance Neighborhood Center board provided desired clarification regarding the electronic games.

Council discussion ensued. Police Captain Hone reported on the problems presented by such games. It was the overall consensus of the Council that this is an inappropriate activity for a City facility and that there be Staff investigation re: funding of wanted items.

MOTION: Councilman Brown moved that the Council concur with the recommendation of Staff for DENIAL of the request, and that the issue of funding of the items of expenditure raised by the Youth Council be referred to Staff for a report back as to whether the Council can fund them from other sources. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

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- 9b. RESOLUTION re: Contract Services for maintenance of landscaped parkways and medians.

RESOLUTION NO. 79-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND ENVIRONMENTAL CARE, INC. FOR LANDSCAPE MAINTENANCE SERVICES FOR 46 DESIGNATED INDIVIDUAL LANDSCAPED PARKWAYS AND MEDIANS THROUGHOUT THE CITY
(Bid No. B79-34)

Council discussion was directed to this matter -- Councilman Applegate was of the opinion that a \$14,000 savings was not an important factor when you lose control of the employees who do the job. Staff input was provided by Park Services Administrator Hoffman.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 79-172. Her motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

It was affirmed by Mayor Armstrong that it was the intent of the Council to concur, as recommended by the City Manager, with the temporary funding concept of not filling the 5 vacant Groundskeeper positions as a means to offset the cost of the outside contracted services.

* * * * *

12. PLANNING AND ZONING MATTERS:12a. CONDOMINIUM AND COOPERATIVE DEVELOPMENT CONTROLS.RECOMMENDATION OF COMMUNITY PLANNING AND DESIGN COMMITTEE:

That the following policies and requirements be approved for the control of condominium and cooperative housing development in the City. It is further recommended that this item be remanded to Staff for drafting of the appropriate ordinances, resolutions and General Plan amendments to enact these controls.

NEW CONSTRUCTION POLICY:

The City recognizes individual ownership of housing units within multi-residential dwellings as providing a desirable mode of living for some of its citizens.

Such individually owned dwellings shall be subject to the minimum standards of multi-residential zones. By means of the Conditional Use Permit process, additional requirements may be imposed to assure the privacy of the units and to provide for maintenance of common areas.

NEW CONSTRUCTION CONTROLS:

- A. That a designation of multiple owner-occupied residential structures (MOORS) be created and incorporated in the Municipal Code, extending control to stock cooperatives.
- B. That the PD overlay requirements for MOORS be deleted and that the overlay be deleted from the Municipal Code.
- C. That the Housing Element of the General Plan be amended to include City policy for new construction of condominiums and cooperative structures.
- D. Development standards shall meet all minimum requirements of the existing base district in addition to the following:
 1. That the covenants, conditions and restrictions (CC&Rs) contain:
 - a. Maintenance provisions for common areas.
 - b. Allocation of parking spaces.

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2. Provision of two covered parking spaces per unit.
3. Provision of one guest parking space per five units.
4. Compliance with the Land Use Element of the General Plan.
5. Separate utility meters for each unit, except for water.
6. Separate gas and electrical shutoffs for each unit. Separate water shutoff to each fixture with water service shutoffs for dwelling units provided to the satisfaction of the City.
7. Separate hot water tanks for each unit.
8. Energy conservation standards to be met.
9. Minimum open space equal to that required by the base zone with a reasonable amount provided as private open space.
10. Provision of adequate individual secured storage space for each unit.
11. One hour construction of common walls.
12. Acoustical treatment of common walls.
13. Any additional requirements deemed necessary or appropriate by the Planning Commission.

CONVERSION POLICY:

If existing multi-residential units are converted to individual tenant ownership, modifications will be required to bring them as nearly as possible into conformity with existing standards for multi-residential zones. Units will be considered for conversion to individual ownership only when their design and amenities are those considered desirable for long term owner occupancy.

CONVERSION CONTROLS:

- A. That designation of multiple owner-occupied residential structures (MOORS) be created and incorporated in the

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Municipal Code, extending control to stock co-operative conversions.

- B. That the PD overlay requirements for MOORS be deleted and that the overlay be deleted from the Municipal Code.
- C. That the Housing Element of the General Plan be amended to include City policy for condominiums and conversions (this is a legal prerequisite to controlling condominium conversions in the City).
- D. That a list containing names and apartment numbers of all tenants be filed with Conditional Use Permit application.
- E. That the following reports be on file in the Building Department prior to consideration of any requests for conversion and that prospective buyers be notified of their availability:
 - 1. Comprehensive building condition report to include:
 - a. Structural integrity of buildings; and
 - b. Condition of roof, foundation, appliances and utilities facilities.
 - 2. Acoustical report (including methods of attenuating if necessary) on noise and vibration between units and from all mechanical equipment located on site.
 - 3. Pest infestation report.
 - 4. Fire hazard report.
- F. That the following conditions of approval be met for any condominium conversion:
 - 1. That the covenants, conditions and restrictions (CC &Rs) contain:
 - a. Maintenance provisions for common areas.
 - b. Allocation of parking spaces.
 - 2. Provision of adequate individual secured storage space for each unit.
 - 3. Compliance with the Land Use Element of the General Plan.

4. Separate utility meters for each unit, except for water.
 5. Separate gas and electrical shutoffs for each unit. Separate water shutoff to each fixture with water service shutoffs for dwelling units provided to the satisfaction of the City.
 6. Separate hot water tanks for each unit.
 7. An acceptable relocation plan for relocating displaced households or a minimum \$500 fee to be paid to each displaced household in lieu of relocation by the developer. Choice of which to accept (relocation or \$500) to be decided by the tenant. No relocation fee would be paid to tenants who buy a unit..
 8. That no conversion be approved unless the structure comes up to original code requirements in effect at the time of construction.
- G. In reviewing an application for conversion, the Planning Commission shall consider the cumulative effects of such conversion as they relate to the General Plan objectives of providing affordable housing opportunities and a mix of housing types. In addition, the following conditions shall be considered to be guidelines for approval of any condominium conversion; however, where an applicant is unable to meet these guidelines, appropriate mitigating measures will be required to offset deficiencies.
1. Provision of off-street parking as required by the base zone.
 2. Provision of off-street guest parking as required by the base zone. A guest parking plan shall be submitted for conversions involving fewer than ten units.
 3. Provision of minimum open space equal to that required by the base zone with a reasonable amount provided as private open space.
 4. Compliance with energy conservation standards.
 5. One hour construction for all common walls.

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6. Maximum density not to exceed that of the base zone at the time of construction or the existing number of units, whichever is fewer.

MINORITY REPORT AND RECOMMENDATION - COUNCILMAN WALKER:

Over 95% of the multi-residential housing in our community was built prior to 1972 when the current Land Use Ordinance was passed. This ordinance included establishing:

- 2 parking spaces per dwelling unit (1½ covered plus ½ covered or uncovered)
- 1 guest parking space for each ten units
- 600 square feet of open space for each unit (bonuses for private open space)

Prior to that time the standards were:

- 1½ parking spaces per unit
- No guest parking requirement
- 300 square feet of open space per unit

Our Committee neither intended to encourage nor discourage condominium conversions, but if the guidelines as set forth are passed, then we will almost automatically exclude 95% of the multi-residential housing possibilities. If history is any indication, these guidelines will quickly become hard and fast standards to which any conversion must comply.

In accordance with our goal of affordable housing opportunities, of home ownership for the young, the medium income, and those who in later life find they want to remain in our community but do not need their large home which once housed an entire family, we can take a step forward. But this opportunity will not be possible if it is restricted to only four or five percent of the available possibilities.

It is the minority recommendation that we design standards to elicit maximum compliance possible with the Code and that Staff and the Commission then determine if, when taken in total, the conversion would be desirable for long term occupancy.

I concur in all recommendations except G-1,2,3.

I would offer that they read:

- G-1 Provision of maximum parking spaces possible:
Using the base zone requirements as a goal.

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- G-2 Provision of maximum off-street guest parking spaces possible: Using the base zone requirements as a goal. A guest parking plan shall be submitted for conversions involving fewer than ten units.
- G-3 Provision of maximum open space possible: Using the base zone requirements as a goal with a reasonable amount as private open space.

Committee deliberations pertaining to New Construction were reviewed by Councilwoman Geissert, and desired clarification was provided by Staff.

MOTION: Councilwoman Geissert moved that the Council adopt the New Construction Policy and Controls as proposed in the Committee report, and instruct the City Attorney's office to prepare the appropriate ordinances. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

Discussion was now directed to Conversion Policy and Controls, following review of the Committee Report by Councilwoman Geissert. Councilman Walker elaborated on his Minority Report and Recommendation.

Comments from the audience were invited by Mayor Armstrong.

Speakers were: Mr. Maurice Hecht, 23825 Anza, deemed it impossible for certain apartments to comply with parking standards; Mr. Glen Range, 2637 Via Valdez, Palos Verdes, requested and received clarification pertaining to the proposed requirements; Mr. Ed Greene, Madrona Homeowners Association, urged that the requirements be as strict as possible, holding to the existing condominium requirements; Mr. Quentin Elsey, Copa Pacific Apartments, reaffirmed the contents of his communication, of record, and urged Council support of the majority Committee Report; he also reviewed his investigative efforts regarding the stock cooperative development at his residence; Mr. Bill Gilchrist, Southern California Gas Company, recommended a central gas water heating system instead of individual water heaters; Ms. Lucy Armstrong, 4019 West 242nd Street, noted her concerns regarding tenant relocations; Mr. I. Sussan (?), Copa Ladeene Apartments, reviewed the problems presented by the stock cooperative arrangement and noted the need for in-depth review by the Council; Ms. Dorothy Zinneman, Copa Pacific Apartments, discussed present rental problems and the attendant

relocation problems; Mr. Grafton, Copa Pacific Apartments, Mrs. Ehrlichman, Copa Pacific Apartments, and Mr. Bill Anderson, 20809 Anza Avenue discussed relocation concerns, along with the need for acoustical treatment for common walls and ceilings.

Other speakers were: Mr. Kenneth Elsey who pointed out vacancy factors and relocation difficulties; Mr. Anthony Lake, 23920 Anza Avenue, stressed the need for pest control requirements; Mr. Jerry Schmidt, 6604 Spring Park, Los Angeles, reported on relocation payments in other areas; Mr. William Sudman, Copa Pacific Apartments, questioned the proposed conversion of his apartment complex without City Council knowledge (clarification was provided by Mayor Armstrong); and Ms. Margaret Snow, Copa Ladeene Apartments, noted the need for consideration of the handicapped in relocation agreements.

Formal action taken by the Council was as follows:

MOTION: Councilwoman Geissert moved that the Majority Recommendation of the Committee Report re: Conversions be adopted, with the following modifications: ceilings and floors are to be included in the acoustical treatment; Item G-1. to state "Provision of minimum off-street parking as required by the base zone."; Item G-2. to state "Provision of off-street guest parking at minimum as required by the base zone...."; Item G-6 to state "Maximum density not to exceed that of the base zone (deleting "at the time of construction or the existing number of units, whichever is fewer.")

Further, that the City Attorney be directed to prepare the appropriate ordinance for this, and that a more detailed option be presented to the Council, along with this ordinance, as far as the relocation plan is concerned, including a plan for escalating the relocation dollar amount.

The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

Concerns relative to the possible processing of applications prior to adoption of the subject ordinance were expressed by Councilman Brown who offered the following MOTION: That the City Council impose a moratorium on Condominium Conversions for a period of thirty days or the approval of an effective date of a final ordinance, whichever first occurs. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

City Attorney Remelmeyer advised that such a Moratorium Ordinance could be made available tomorrow, and the Council agreed to adjourn this meeting to September 5th at 5:00 P.M. to convene for the adoption of same.

* * * * *

The hour being 8:10 P.M., the Mayor ordered a 10-minute recess.

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On resumption of the meeting, Mr. Alvin F. Howard, attorney representing Mr. Frank Torino, 3345 Wilshire Boulevard, Los Angeles, provided clarification regarding the intent of his client at the three properties discussed this evening -- the conversion of these buildings to cooperatives is subject to control by the State of California. Mr. Howard advised that proper procedures had been followed and "white slips" have been granted which indicate that the owner has final permission to go forward with the project. These property owners have now transferred these apartments to other entities involving third parties, financing arrangements have been made, and large sums of money have been invested based on these "white slips", per Mr. Howard -- it is their belief that they had completed conversion permission from the appropriate governmental authorities prior to the passage of the ordinance.

Mr. Howard then advised that a "Tenants' Benefit Program" has been adopted and offered to provide details regarding same. It was the consensus of the Council that this was an inappropriate matter for Council consideration, and Mr. Howard stated that such a meeting will be scheduled within the next three days at one of the apartment houses, with notification to all tenants.

City Attorney Remelmeyer stated that he would have to do further research work re: possible injunctive action, vested rights, preemption, etc.

MOTION: Councilwoman Geissert moved that these three projects, for which a "white slip" has been issued and received, be included in the Council's Emergency Ordinance of last week and that the City Attorney be instructed to use injunctive action to further strengthen this. The motion was seconded by Councilman Applegate,

Speaking at this time was Mr. Gene Zeichmeister, executive vice president, Apartment Association, who commended Bayco enterprises for its fine record in the City of Torrance, and generally outlined housing needs and problems as well as the merits of free enterprise.

An unidentified Copa Pacific tenant strongly protested the lack of notification by the property owners in this matter.

Roll call vote on Councilwoman Geissert's motion was unanimously favorable (Councilman Wilson absent).

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14. PERSONNEL MATTERS:

- 14a. RESOLUTION re: Supplemental Memorandum of Understanding
TME - AFSCME

RESOLUTION NO. 79-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES, LOCAL 1117, AFSCME AMENDING RESOLUTION NO. 79-154

Councilman Applegate moved for the adoption of Resolution No. 79-173. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTION re: Agreement with Torrance Area Chamber of Commerce.

RESOLUTION NO. 79-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE AREA CHAMBER OF COMMERCE FOR THE PERFORMANCE OF SPECIFIED PROFESSIONAL SERVICES TO THE CITY FOR THE FISCAL YEAR 1979-80

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Councilman Applegate moved for the adoption of Resolution No. 79-174. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

17b. ORDINANCE re: Insurance Requirements for Towing Contracts.

ORDINANCE NO. 2922

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 5 TO CHAPTER 2 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE FIXING THE AMOUNT OF LIABILITY INSURANCE REQUIRED OF AN AUTOMOBILE TOWING CONTRACTOR

Councilwoman Geissert moved for the approval of Ordinance No. 2922 at its first reading. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

17c. TOWING CONTRACT.

See Page 2.

20. ROUTINE MATTERS:

20a. RELEASE OF SUBDIVISION BONDS - Tract #31015.

<u>Type</u>	<u>Bond No.</u>	<u>Amount</u>
Performance	SC 708-43-77	\$16,000.00
Payment	SC 708-43-77-A	8,000.00
Inspection	SC 708-43-78	1,000.00

RECOMMENDATION OF CITY ENGINEER:

That the subject bonds be released.

20b. AWARD OF CONTRACT for 1 Life Pack Defibrillator Monitor for Paramedic Program. Expenditure: \$6,307.00

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council authorize the purchase of one Life Support Defibrillator Monitor from the Physio Control Company in the amount of \$6,307.00, including tax.

20c. COUNCIL REJECTION OF BID #B79-53 RE: FURNISHING AND APPLYING SLURRY SEAL.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve the rejection of this bid request

at this time (which resulted in no bids being received) until such time as our slurry seal program begins as a major program. In this way we can bid for a shorter period of time.

- 20d. AWARD OF A SIX-MONTH CONTRACT for Ready-Mixed Concrete.
Ref. Bid #B79-55 Estimated Expenditure: \$25,352.40

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body approve of the award of a six-month contract for furnishing ready-mixed concrete to the City to Chandler's Palos Verdes Sand and Gravel Company in the anticipated amount of \$25,352.40, including sales tax.

- 20e. NEW CLASS SPECIFICATION - Water Service Helper.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR:

That your Honorable Body adopt the new class of Water Service Helper as proposed by Staff and the Civil Service Commission.

- 20f. REVISED CLASS SPECIFICATION AND TITLE CHANGE - Clerk to Reprographic Equipment Operator.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR:

That the City Council concur in the Civil Service Commission and Staff recommended revision of the Clerk class specification and the assignment of a new class title, Reprographic Equipment Operator, to said classification.

- 20g. REVISED CLASS SPECIFICATION - Senior Engineering Aide.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR:

That your Honorable Body concur in the Civil Service Commission and Staff recommendation to approve the revised class specification for Senior Engineering Aide.

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

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At 8:55 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:56 P.M.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted recent communication from City Attorney re: Coastal Plan and indicated that he desired to maintain the Council's position, of record -- concurrence was voiced by Councilmembers.

Further comments were made by Councilman Brown re: the Coastal Plan: there are a number of alternatives and discussions should be initiated re: the implementation of these alternatives.

MOTION: Councilman Brown moved to reaffirm the Council's position on the Local Coastal Plan that has been adopted, and to direct Staff to return with a formal array of alternatives, including the legislative route. The motion was seconded by Councilman Rossberg. There was unanimous consent (Councilman Wilson absent).

22b. Councilman Rossberg congratulated City Manager Ferraro, the new South Bay City Manager Association president.

22c. Councilwoman Geissert commended Staff for the tremendous work involved in providing the Committee with material on the condominium matter -- with specific thanks to Planning Associate Progen and Deputy City Attorney Quale for their excellent work.

22d. Mayor Armstrong requested a Staff report re: Revenue Sharing, based on article from National League of Cities.

22e. A Staff report on the Anza/Lenore Crossing Guard situation was also requested by Mayor Armstrong.

22f. Mr. Ed Greene reviewed the financial aspects of apartment renting vs. condominium ownership, and recommended Staff review of this facet of the matter.

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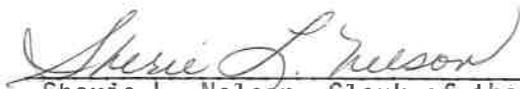
At 9:10 P.M. Councilman Applegate moved to adjourn to Wednesday, September 5th, at 5:00 P.M. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

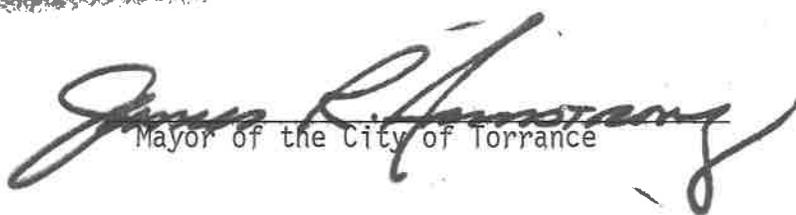
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Ava Cripe
Minute Secretary

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


Mayor of the City of Torrance