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City Council - September 11, 1979

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Adjourned at 10:58 P.M.

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September 11, 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, September 11, 1979, at 7:00 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. Martin Denn led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Mr. Chuck McCallick, First Church of Christ, Scientist.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 14, 1979, as recorded. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote (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

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

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Representatives from the Community Garden Club gifted the Council with a wagon heaped with lovely products from the community gardens -- an expression of their appreciation for this project.

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8. COMMUNITY MATTERS:

8a. PRESENTATION - Recognition of North Torrance Little League East Team as District 27 Champions.

Certificates were presented Little League East Team members by Mayor Armstrong in recognition of their championship efforts.

8b. PROCLAMATION - "Alpine Village Oktoberfest" - September 15-November 4, 1979.

8c. PROCLAMATION -"National Lupus Week" - September 16-22, 1979.

8d. PROCLAMATION - "Constitution Week" - September 17-23, 1979.

So proclaimed by Mayor Armstrong.

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7. COUNCIL COMMITTEE MEETINGS:

Legislative Liaison:
Met this date; report forthcoming re: League of California Cities Conference Resolutions.

Citizen Development and Enrichment:
Will meet on September 13th at School District office at 4:00 P.M.

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12. PLANNING AND ZONING MATTERS:

12a. ORDINANCE re: Readoption of Home Occupation Permit Ordinance.

ORDINANCE NO. 2909

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 92.18.1, 92.18.3, 92.18.4 AND 92.18.5 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 approval of Ordinance No. 2909 at its first reading. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilman Wilson absent).

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. AWARDING OF CONTRACT FOR VISTA LARGO HILLSIDE REPAIR.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:
That the City Council:

1. Award the contract to L. Heitman Equipment Company, Inc., low bidder, in the amount of $212,501 base bid, with an additional $20,000 contingency amount to cover Alternates #1 and #2, if necessary;
2. Appropriate $85,501 from the General Fund Reserve for contingency to finance this project.

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

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14. PERSONNEL MATTERS:

14a. RESOLUTION re: Amendment to Youth Center Contract.

RESOLUTION NO. 79-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AMENDMENT TO A SUBGRANT BETWEEN THE CITY AND THE SOUTH BAY YOUTH SERVICE CENTER

Councilwoman Geissert moved for the adoption of Resolution No. 79-175. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

14b. RESOLUTION re: Supplemental Memorandum of Understanding - Torrance City Attorneys' Association.

RESOLUTION NO. 79-176

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 CITY ATTORNEYS' ASSOCIATION AMENDING RESOLUTION 79-163

Councilman Brown moved for the adoption of Resolution No. 79-176. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

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15. HEARINGS:

15a. EA 78-39, TORRANCE ENGINEERING DEPARTMENT. Appeal of Environmental Review Board determination that the Crenshaw Boulevard widening (between Maricopa and Carson Streets) Environmental Impact Report is adequate and accurate. ENVIRONMENTAL REVIEW BOARD AND PLANNING DEPARTMENT RECOMMEND ADOPTION OF THE REPORT AS FINAL.

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.

Speakers were:

Mr. Robert H. Hanson, 2509 Sierra Street, the appellant in this matter, reaffirmed his objections to the Environmental Impact Report, of record, with the added comment that the report does not provide mitigation for things that are recognized as a deterioration of the environment. There is increased noise, increased air pollution, and the report does not indicate how to overcome this, per Mr. Hanson.

Mr. Michael Medead, 912 Crenshaw: Insufficient attention has been given to alternatives to this project -- specifically, between Sierra and Maricopa, the report mentions, as an alternative, (Page 75), a change in the roadway alignment which has to do with not sacrificing some 10 or 11 property owners frontage on Crenshaw in favor of eucalyptus trees on the west side of the street -- this is very poor planning, in the opinion of Mr. Medead. Further, the west side of Crenshaw, between Maricopa and Sierra Streets, does have eucalyptus trees and a parkway, and a street which serves approximately 1½ blocks of residences on the west side of the street. Sufficient consideration has not been given to alternatives, in this speaker's opinion.

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

In the ensuing discussion, with input from City Engineer Weaver, Planning Associate Progen and Consultant Tammy Smith, Ultrasystems, concerns were voiced regarding the need for additional information pertaining to: the alternative of taking the right-of-way off the west side of Crenshaw, rather than the east side, as well as the actual distance of road-bed from living quarters as it relates to noise levels; sound walls; possible removal of a portion of a commercial building; impacts on residents who are not in a position to move and the need for transitional alternatives to buffer the noise, etc.; and relocation considerations.

MOTION: Councilman Applegate moved to incorporate comments and testimony of the public, the Staff, and Council into the Report as an appendix. The motion was seconded by Councilman Rossberg. There were no objections, and it was so ordered.

It was stated by Councilwoman Geissert that the Council has been presented with very good material, but there are deficiencies just by omission as far as the impacts of alternatives north of Torrance Boulevard and mitigating measures south of Torrance Boulevard re: sound buffers, transitional uses, etc. Mrs. Geissert then offered the following MOTION: That the EIR be sent back to the Environmental Review Board for additions on the basis that, as it is presented, it does not adequately address all these issues. The motion was seconded by Mayor Armstrong.

An AMENDMENT TO THE MOTION was made by Councilman Applegate: That the area north of Torrance Boulevard be included for further input because of his concern for the residential community there vs. the commercial aspect to the south.

A SUBSTITUTE MOTION was made by Councilman Brown: That the Council finds that it needs further information

before approving the EIR, and that the hearing be continued to October 2, 1979, a 5:30 P.M. meeting, with the request that all further correspondence and comments on the EIR by the public or interested parties be delivered to the Planning Department in a timely manner prior to October 2nd. The substitute motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

Copies of the Environmental Impact Report will be available to the public prior to the October 2nd hearing (approximately September 25th), copies to be placed in the public libraries as well , per direction of the Council.

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15b. ZC 79-11, AND APPEAL OF CUP 79-33 AND D79-19, ECS COMPANY. Request for a Change of Zone from R-3 to R-3 PD, and appeal of a Conditional Use Permit and a Division of Lot to allow the conversion of existing apartments to condominiums at 20909 Anza Avenue - a 184-unit apartment building. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL.

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, with note of the request of the proponent for postponement of the public hearing to October 9, 1979.

MOTION: Councilman Applegate moved to continue the subject hearing to October 9, 1979, a 7:00 P.M. meeting. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

16. APPEALS:

16a. APPEAL of Century News Company re: Administrative Hearing Board decision finding them in violation of insurance requirements of the City's Newsrack Ordinance.

Mayor Armstrong announced that this was the time and place for the continued hearing in this matter, and inquired if anyone wished to be heard. There was no response. It was firmly established by the Mayor that the appellant, Mr. Michael Eskildsen, was not present.

Councilman Brown moved that the hearing be closed. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Rossberg moved to concur with the recommendation of the City Manager: To reaffirm the requirement of $1,000,000 liability insurance for newsrack licensing and concur with the previous recommendation of Staff to deny the appeal. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

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The hour being 8:15 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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17. ADMINISTRATIVE MATTERS:

17a. APPROPRIATIONS FOR EMPLOYEE SALARY, BENEFIT AND OTHER ADJUSTMENTS.

RECOMMENDATION OF FINANCE DIRECTOR:
That specific appropriations for adopted salary, benefit, and other adjustments for 1979-80 be approved as follows:

General Fund	$ 1,960,570
Airport Fund	11,621
Water Revenue Fund	54,538

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

17b. ORDINANCE re: Business License Suspension.

ORDINANCE NO. 2924

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 31.9.10 OF DIVISION 3 OF THE TORRANCE MUNICIPAL CODE PROVIDING GROUNDS FOR THE SUSPENSION OR REVOCATION OF LICENSES

Councilwoman Geissert moved for the approval of Ordinance No. 2924 at its first reading. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

17c. RESOLUTION re:Concurrence with Amendment No. 2 to the Los Angeles County Solid Waste Management Plan.

RESOLUTION NO. 79-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONCURRING WITH AMENDMENT NO. 2 TO THE LOS ANGELES COUNTY SOLID WASTE MANAGEMENT PLAN

Councilman Applegate moved for the adoption of Resolution No. 79-177. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilman Wilson absent).

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The hour being 8:35 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:37 P.M.

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19. MATTERS NOT OTHERWISE CLASSIFIED:

19a. RESOLUTION re: Termination of Torrance Fashion Way Redevelopment Project.

RESOLUTION NO. 79-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONSENTING TO A JOINT PUBLIC HEARING BY THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE AND THE CITY COUNCIL ON THE PROPOSED TERMINATION OF THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT, SETTING THE TIME AND PLACE FOR, AND AUTHORIZING PUBLICATION AND MAILING OF NOTICE OF SAID JOINT PUBLIC HEARING

Councilman Applegate moved for adoption of Resolution No. 79-178. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

20. ROUTINE MATTERS:

20a. PURCHASE OF REPLACEMENT 10 CHANNEL LOGGING RECORDER FOR POLICE DEPARTMENT. Expenditure: $9588.23

RECOMMENDATION OF PURCHASING SUPERVISOR:
That Council authorize the purchase of Replacement 10 Channel Logging Recorder direct from its manufacturer, the Magnasync/Moviola Corporation, in the total amount of $9588.23, including tax.

20b. AWARD OF CONTRACT - Budgeted Park Maintenance Equipment
2 - 84" Powered Reel Mowers Expenditure: $16,525.40.
Ref. Bid #B79-44

RECOMMENDATION OF PURCHASING SUPERVISOR:
That Council approve the award of a contract for two 84" Toro reel mowers to the Toro Pacific Company, in the total amount of $16,525.40, including tax.

20c. RELEASE OF SUBDIVISION DEPOSITS:
Tract #32881 A.G.H. Investment (Art Valdez)

RECOMMENDATION OF CITY ENGINEER:
That the subject time certificates of deposit be released.

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

21. ADDENDUM ITEM:

21a. SECOND READING ORDINANCE - ORDINANCE NO. 2922.

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

Councilman Brown moved for the adoption of Ordinance No. 2922 at its second and final reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

22. ORAL COMMUNICATIONS:

22a. Mayor Armstrong requested Staff investigation re: the possibility of developing a grass infield at Torrance and El Nido Parks -- this to be in conjunction with the study of athletic field lighting at these parks now slated.

22b. Re: Condo/Co-op Conversions previously considered:
Mr. Robert Collins, 24050 Madison Street, reported to the Council on the "Tenant's Assistance Program" (copies provided) and the outcome of the meetings with tenants to date, some 105 signatures of approval having been received.

It was the request of Mr. Collins that the Council not file the lawsuit, but, rather, meet with him and his representatives to help plan a program that could be more advantageous to the tenants.

Council discussion was directed to the overall concerns pertaining to these apartment buildings, the pending litigation, etc., it being the ultimate consideration that there be in-depth committee review in the next thirty days.

Present, speaking in support of Mr. Collins efforts were: Herman Panich, La Contessa Apartments; Ted Estes, Copa Ladeene; and Margaret Sheridan, Copa Ladeene. Mr. Don Murphy, Copa Ladeen, indicated his desire for additional information.

Formal action taken by the Council is reflected below:

MOTION: Councilman Rossberg moved to refer the subject matter to the Council Community Design Committee, with the following stipulations by Mr. Collins: That the deferral of any action for a 30-day period would be expressly subject to the representation of the owners that there would be no sales during that 30-day period nor any actions directed towards completing a sale; that the extension of 30 days would not operate as "latches" or to the prejudice of the City were this 30-day extension granted; and the tenants would have until the end of the 30-day period to sign up on the tenant relocation agreement; that the offering of that tenant agreement is not subject to the successful completion of this 30-day period; and should in this 30-day period the City Attorney be advised that there are attempts to sell the property, or any portion of it, as Stock Coops that he would be instructed to proceed immediately to enforce the moratorium. The motion was seconded by Councilman Brown.

Mr. Collins so stipulated.

The motion carried, with roll call vote as follows:

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

Mayor Armstrong requested Staff input on the entire matter of "white slips" and a legislative remedy therefor.

Speaking at this time, Mr. Gil Martin, 17113 Patronella, reported on problems at this location with condominium development. Mayor Armstrong provided a report on the status of this matter; input was forthcoming from City Attorney Remelmeyer; and the following action resulted:

MOTION: Councilman Brown moved that the subject matter have further consideration at the September 18th Council meeting. The motion was seconded by Councilman Applegate. There were no objections, and it was so ordered.

Like problems were reported by Ms. Terry Blake, 3443 West 171st Street. Appropriate referrals were provided by Mayor Armstrong.

Mayor Armstrong reviewed the continuing complaints from Torrance renters, and directed that a "Task Force" be established, with membership nominations from the Council; representation by the Apartment House Owners Association, the Torrance-Lomita Board of Realtors, Chamber of Commerce, League of Women Voters, and 5 citizens at large -- this "Task Force" should review for the Council all these situations both in Torrance and in other communities. Following discussion, Councilman Applegate dissenting, the Mayor stated that he would present the matter in written form at a later date.

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The hour being 10:35 P.M., the Council recessed for an Executive Session, returning at 10:55 P.M. to take the following action:

MOTION: Councilman Applegate moved that in the case of the City of Torrance vs. Sharon Farrell that the City Attorney be authorized to settle the case for $8,500.00. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Applegate moved to grant authority to the City Attorney to file an action for an injunction to restrain the house for post-hospital mental patients at 18312 Mansel Avenue where there are 15 or more people living

in it without having received any approval from the City. The motion was seconded by Councilman Walker; there were no objections, and it was so ordered.

City Attorney Remelmeyer requested permission from the Council to use his judgment and authority to file actions to restrain any apartment house owners who wish to convert these buildings to condominiums, stock cooperatives, community apartments, etc. and evade the moratorium. The Council unanimously concurred in this request.

The meeting was regularly adjourned at 10:58 P.M.

* * * * * *

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

James R. Armstrong
Mayor of the City of Torrance