

I N D E XCity Council - September 18, 1979

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Adjourned at 8:45 P.M. to Tuesday,
October 2, 1979, 5:30 P.M.

* * * * *

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, September 18, 1979, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Rossberg, Walker, Wilson and Mayor Armstrong. Councilwoman Geissert arrived at 5:40 P.M. Absent: None.

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

3. FLAG SALUTE:

Ms. Kay Lewis led in the salute to the flag.

4. INVOCATION:

Mr. Kelly Berkline, First Church of Christ, Scientist, provided the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 21, 1979, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting).

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

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ordinance in regular order. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting).

7. COUNCIL COMMITTEES:

Transportation Committee:

September 27th at 5:00 P.M. re: Dial-A-Lift.

Public Safety:

October 10th at 5:00 P.M. re: Towing Contract.

Community Planning:

September 19th at 5:00 P.M. re: Capital III Conversions.

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

17. ADMINISTRATIVE MATTERS:

17c. LEAGUE OF CALIFORNIA CITIES RESOLUTIONS.

RECOMMENDATION OF AD HOC LEGISLATIVE COMMITTEE:

Unanimous support of the League's position on the Resolutions, of record, presented, with the exception of Resolution #11 (Rent Stabilization Index), Resolution #15 (Surplus School Sites) and Resolution #48 (Use of School Facilities). The Committee recommends that in the case of these three Resolutions they be assigned immediately to a Council Committee for further review, with recommendations to the League voting member prior to September 21st. Added emphasis for the League's position was recommended by various Department Heads on the following Resolutions:

- Resolution #9 - Deregulation of Cable TV
- Resolution #20- Unemployment Insurance
- Resolution #21- Vocational Rehabilitation
- Resolution #22- Workers Compensation and
Disability Retirement
- Resolution #51- Financing Local Public Libraries
- Resolution #55- Training for California Fire
Services
- Resolution #64- Access of Handicapped to
Public Transportation
- Resolution #65- Bus Shelters
- Resolution #69- Safer Off-System Roads Program
- Resolution #73- Federal Gas Taxes.

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Further, it is recommended that the City Council instruct the League of California Cities delegate to cast votes on behalf of the City of Torrance, following the recommendation of the Committee as stated above, and direct the appropriate Council Committee to review the three Resolutions which were set aside.

Committee findings were reviewed by Legislative Advocate Rupert.

MOTION: Councilman Applegate moved to concur with the above stated recommendations of the Ad Hoc Legislative Committee. The motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

8. COMMUNITY MATTERS:

8a. INTERVIEWS TO FILL VACANCY ON TRAFFIC COMMISSION.

Applicants were: David Burgess, Bryant Rothfeld, and Arthur Miller.

Appointed to the Traffic Commission, by unanimous ballot, was David Burgess.

8b. PROCLAMATION - "Little Company of Mary Hospital Auxiliary Week" - Week of September 24, 1979.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. COLUMBIA PARK - INTERIM DEVELOPMENT:

RECOMMENDATION OF PARK AND RECREATION DEPARTMENT:

That Staff be directed to commence work on the development of the Columbia Broadcasting System portion of Columbia Park, and that the balance of the Park be cleaned and grubbed.

MOTION: Councilman Wilson moved to concur with the Staff recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Crenshaw Boulevard Grade Separation Reimbursement Agreement with Western Union.

RESOLUTION NO. 79-180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THAT THE MAYOR AND CITY CLERK EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND WESTERN UNION FOR REIMBURSEMENT OF EXPENSES INCURRED IN RELOCATING THEIR FACILITIES FOR THE CRENSHAW BOULEVARD GRADE SEPARATION

Councilman Wilson moved for the adoption of Resolution No. 79-180. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

- 10b.
- AWARD OF CONTRACT
- Improvement of Madrona Avenue-Phase I (West side from Torrance Boulevard to Carson Street).

RECOMMENDATION OF ENGINEERING DEPARTMENT:

That your Honorable Body award the contract to the low bidder, Griffith Company, and that all other bids be rejected.

MOTION: Councilwoman Geissert moved to concur with the above stated recommendation. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

- 10c.
- REFUSE DISPOSAL PRIVILEGES AT A SOLID WASTE RECEIVING FACILITY.

RECOMMENDATION OF STREET MAINTENANCE SUPERINTENDENT:

That your Honorable Body authorize City staff to negotiate with the three parties submitting proposals to ascertain the possibility of receiving a lower disposal rate than those submitted.

ALTERNATIVE: In the event that City staff is unable to negotiate with the three outside refuse firms to arrive at a more acceptable term for the City, it is recommended that your administrative staff be directed to reevaluate the feasibility of construction of a transfer station at the City Yard for City's use only.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Street Maintenance Superintendent. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. RESOLUTION re: V 79-1, Avery J. Knapp.

RESOLUTION NO. 79-181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE TO PERMIT THE LOCATION OF MORE THAN ONE SINGLE-FAMILY DWELLING ON AN R-1 LOT ON PROPERTY LOCATED AT 2145, 2147 AND 2149 WEST 236TH STREET, AS APPLIED FOR IN PLANNING CASE NO. V 79-1, AVERY J. KNAPP

Councilwoman Geissert moved for the adoption of Resolution No. 79-181. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

12b. CONDOMINIUM PROJECT AT THE SOUTHEAST CORNER OF 171ST STREET AND YUKON AVENUE, CUP 78-81, Peter Pozzuoli.

RECOMMENDATION OF PLANNING DIRECTOR/CITY ATTORNEY:

That your Honorable Body concur that the termination of tenancy notice given by Mr. Pozzuoli meets the requirements of the CUP. It is further recommended that you concur that the moratorium ordinance applies to this case. Third, it is recommended that the terms of the proposed ordinance be made applicable to this case, and other similar cases, unless an unreasonable hardship would result to the developer.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Planning Director and City Attorney. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. AIR CONDITIONING MAINTENANCE ON MANPOWER BUILDING.RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That your Honorable Body take the following action:

1. Award the contract to Herco/J. Herman Company, Inc., the low bidder.
2. Appropriate the sum of \$8,140 from the General Fund Reserve for Contingencies for this unexpected breakdown.

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

14. PERSONNEL MATTERS:14a. RESOLUTION re: 1979-80 MOU - TFFA.RESOLUTION NO. 79-182

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

Councilman Wilson moved for the adoption of Resolution No. 79-182. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

14b. RESOLUTIONS re: 1979-80 MOU - Certain Management Employees and Safety Management Employees.RESOLUTION NO. 79-183

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR SAFETY MANAGEMENT EMPLOYEES AND REPEALING RESOLUTION NO. 79-152

Chief Assistant to the City Manager Jackson amended the subject resolution as follows: Page 5, Section 3.3 a) iii), second to last line, delete "over a 2-year period".

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 79-183, as above amended. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

RESOLUTION NO. 79-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 79-139 AND ADOPTING A NEW PROCEDURE GOVERNING EMPLOYMENT COMPENSATION FOR CERTAIN MANAGEMENT EMPLOYEES

Councilwoman Geissert moved for the adoption of Resolution No. 79-184. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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15. HEARINGS:

- 15a. EA 79-7, THE TORRANCE COMPANY. Appeal of the Environmental Review Board's determination regarding Environmental Impact Report on connection of Del Amo Fashion Square and Del Amo Center for the sole purpose of final certification of the Environmental Impact Report on this project by the City Council.

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 appeal of the determination of the Environmental Review Board on the adequacy and sufficiency of the Environmental Impact Report for the proposed connection of Del Amo Fashion Square and Del Amo Center. The issues of the hearing were defined by the Mayor who stressed that comments should be limited to the Environmental Impact Report and its contents; comments on the project are out of order at this time.

Mayor Armstrong then inquired if anyone wished to be heard. There was no response.

Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

Council discussion ensued. Councilman Applegate stated his opinion that the EIR is inadequate and incomplete, pointing out that the anticipated traffic study has not yet been received, and this EIR addresses in a small manner the traffic problem in a situation where major traffic problems are anticipated. Specifically pointed out by Mr. Applegate were the potential developments along the southerly portion of Torrance Boulevard between Madrona and Hawthorne, the south side of Sears, J.C. Penney, the area west of Madrona, Madrona Marsh area and points east. Piecemeal acceptance of EIRs, per Mr. Applegate, will result in the last proponent to present an EIR bearing the brunt of the problem. Traffic loads, present and future, were also delineated by Councilman Applegate. It was his recommendation that approval of the subject EIR be held until the traffic study has been received and the entire area can be reviewed.

It was reported by Planning Associate Progen that the traffic study should be finalized in approximately one month. Mr. Progen further noted that the subject EIR was designed to be a self-contained document, knowing that the traffic study would take longer than the EIR; hence it was designed to take all the information from the comprehensive report pertinent to this project for inclusion in the EIR.

It was affirmed by City Attorney Remelmeyer that the two documents -- the EIR and the traffic study -- would serve in the overall consideration of the decision-making bodies.

It was the general consensus of the Council that the EIR discloses the problems and the mitigating measures of the project, acknowledging that other information will be forthcoming, and that nothing would be gained by delaying approval of the EIR at this time.

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

MOTION: Councilwoman Geissert moved to support the certification of the Environmental Impact Report at this time, with the understanding that the comprehensive traffic study would be a tool in the decision-making process. The motion was seconded by Councilman Brown, and carried, with roll call vote as follows:

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

NOES: COUNCILMEMBERS: Applegate (for above stated reasons).

It was the added comment of Mayor Armstrong that the affirmative votes of the Council do not reflect that they feel that Councilman Applegate's views on traffic are unimportant -- it is agreed that they are most important.

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17. ADMINISTRATIVE MATTERS:17a. RESOLUTION re: Liability Insurance Broker Contract.RESOLUTION NO. 79-185

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT BETWEEN THE CITY AND CAL-SURANCE ASSOCIATES, INC. FOR THE LATTER TO PROVIDE BROKERAGE SERVICES TO PURCHASE LIABILITY INSURANCE

Councilman Wilson moved for the adoption of Resolution No. 79-185. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

Considered by the Council at this time:

21. ADDENDUM MATTER:21a. GENERAL AND AIRPORT LIABILITY INSURANCE RENEWAL - 1979-80.RECOMMENDATION OF CITY MANAGER:

That the City Council:

1. Accept the offer of Admiral Insurance Company and Puritan Insurance Company to insure for General and Automobile protection to \$10,000,000 at an annual premium of \$86,212.
2. Accept the renewal offer of Central National Insurance Company to insure for airport liability to \$20,000,000 at an annual cost of \$14,685.
3. Commit the unspent monies budgeted for liability insurance premiums to the liability reserves.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

17b. REQUEST TO RENEGOTIATE TERMS OF PROMISSORY NOTE SECURED BY DEED OF TRUST - Property on 182nd Street east of Crenshaw Boulevard - J.S. Lawson - Mildred I. Halstead.

Mr. Jack Lawson was present to reaffirm his written request, of record, that the terms of the note on the subject

property be renegotiated, and requested that the first and second principal payments be due December 13, 1979, with interest from December 8, 1978.

It was ascertained by the Council that there was a \$700 cost differential.

Councilman Rossberg indicated concurrence with Mr. Lawson's position, and MOVED to concur with Mr. Lawson's request which would amount to a \$3400, rather than a \$2700 credit. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17c. LEAGUE OF CALIFORNIA CITIES RESOLUTIONS.

Heard earlier in the meeting - See Page 2.

17d. FEDERAL REVENUE SHARING PROGRAM.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body take the following action:

1. Support the current concept and formula for the distribution of Federal Revenue Sharing Funds.
2. Direct City administration and the City's legislative liaison to convey and express the City's support to the Federal Administration and Congress for early introduction of a bill in 1980 for the continuance of the Federal Revenue Sharing Program.

MOTION: Councilman Wilson moved to concur with the recommendation of the City Manager re: the Federal Revenue Sharing Program. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

17e. CIVIC CENTER MASTER PLAN UPDATE.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body review the proposed Master Plan as submitted, and, if acceptable, authorize the City Manager to meet with the County of Los Angeles to formalize a new Civic Center Master Plan for submittal to the City Council and to the Joint Powers Authority.

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Secondly, that the City Manager be authorized to enter into negotiations with the County of Los Angeles to work out an exchange of property with the County so as to acquire street right-of-way along the north end of the Civic Center Complex. (It was the request of Chief Assistant to the City Manager Jackson that this second part of the recommendation be referred back to the City Manager for further exploration by him with the County Supervisors as to some other arrangement on the property to the north end of the Civic Center.)

Following discussion, it was the recommendation of Councilman Brown that this matter, in view of its complexity, be referred to the Community Planning for in-depth review and recommendation to Council.. Councilman Brown thereupon MOVED that Part 1 of the City Manager's recommendation be referred to the Community Planning Committee; Part 2, to be returned to Staff. The motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

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

Staff, rather than Committee, review was favored by Councilmembers Rossberg and Wilson.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2909.

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 Brown moved for the adoption of Ordinance No. 2909 at its second and final reading. His motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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AYES: COUNCILMEMBERS: Applegate, Brown, Geissert,
Rossberg, Walker; Mayor Armstrong
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Wilson (not present at first
reading).

18b. ORDINANCE NO. 2924.

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 adoption of Ordinance
No. 2924 at its second and final reading. Her motion was seconded
by Councilman Brown, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Geissert,
Rossberg, Walker; Mayor Armstrong
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Wilson (not present at first
reading).

19. MATTERS NOT OTHERWISE CLASSIFIED:

19a. AMBULANCE SERVICES.

RECOMMENDATION OF CITY MANAGER:

That the subject matter be referred to the Public
Safety Committee for their review and consideration.

MOTION: Councilman Wilson moved to concur with the above
stated recommendation of the City Manager. His motion was
seconded by Councilman Brown. There were no objections, and
it was so ordered.

20. ROUTINE MATTERS:

20a. REVISED CLASS SPECIFICATION/EXAMINATION - PARK AND
RECREATION DIRECTOR:

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR/

CIVIL SERVICE COMMISSION:

That your Honorable Body:

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1. Approve the subject revised class specification for Park and Recreation Director as recommended by Staff and the Civil Service Commission, and
2. Concur in the recommendation of the Civil Service Commission that the examination for Park and Recreation Director be held on an Open Competitive basis.

20b. ON-THE-JOB TRAINING PROGRAM - Contract Extension with Robinson Helicopter.

RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:

That the subject contract be extended by your Honorable Body.

20c. PURCHASE OF FOUR REPLACEMENT "SPECIAL" VEHICLES (USED) - Expenditure: \$21,253.00

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the following:

- a. Approve the purchase of four "special" (used) vehicles from the Avis' vehicle resale program in the total amount of \$21,253.00, including tax.
- b. Approve the sale of four vehicles being taken out of service with method of sale to be by commercial auctioneer at a public auction along with other public agency vehicles. (RE: Ken Porter Auction Company).

FUNDING: Funding for this program to be from the City Equipment Revolving Fund with proceeds from the sale of the vehicles taken out of service to likewise be returned to that same fund.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items 20a, 20b and 20c. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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The hour being 6:40 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 6:41 P.M.

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21. ADDENDUM MATTER:21a. GENERAL AND AIRPORT LIABILITY INSURANCE RENEWAL - 1979-80.

Considered earlier in the meeting - See Page 10.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate requested Staff review of the critical traffic problems on Hawthorne Boulevard at Del Amo, to be followed by some remedial action at the earliest possible time.

22b. Councilwoman Geissert reviewed the continuing problem of the rental housing shortage in the City of Torrance, with specific note of existing City-owned sumps, and recommended that these sumps be considered for long term leasing to private or non-profit developers for the purpose of providing rental housing, particularly for the elderly.

It was the request of Mrs. Geissert that the City Manager be directed to vigorously explore this concept and to include an analysis in the extensive housing study now underway. There were no objections, and it was so ordered. City Manager Ferraro elaborated on the major policy paper regarding housing alternatives now being prepared.

22c. Councilman Rossberg commended Building and Safety Director McKinnon for a "well written article" re: "who should administer and enforce building regulations".

22d. Councilman Rossberg extended an invitation to his fellow Councilmembers to the September 27th meeting of the South Bay Cities -- subject: "How the Press Views Politicians".

22e. Councilman Rossberg reviewed recent correspondence pertaining to appeal rights and Mr. Albert Levitt. City Attorney Remelmeyer reaffirmed the findings of his office that the right of appeal can no longer be asserted. Concurrence with this opinion was expressed by Mr. Rossberg.

22f. Housing Matters - Rentals/Condominium Conversions
Rental Matters: The following speakers expressed their grave concerns regarding rental housing in Torrance: Robert Pickett, 2735 Arlington; Ms. Jan Wheeler, 21025 Victor Street;

Ms. Linda Lee, 4705 Cathann; Bill Willey, 21025 Victor Street; and Ms. Harriett Felix, 3947 West 178th Street. Areas of discussion were the critical housing need of the handicapped and the elderly; problems with HUD housing arrangements; tenant harassment; urgent need for tenant relief from pressures and concerns; pros and cons of rent control; unreasonable rent increases; eviction experiences; and rent control as a ballot measure.

Other speakers were:

Mr. Woody Culp, an apartment house owner, indicated that fair practices generally prevail in apartment rentals.

Ms. Happy Kelly, president, Apartment Association Southern Cities and member of Tenant/Landlord Mediation Board, outlined principles regarding the renter/owner relationship and the positive aspects of free enterprise in this situation.

Mr. Winston Cambry, 20440 Anza, spoke against rent control, noting the high cost of condominium investment.

Mr. Jack Henry, 1511 Post Avenue, expressed opposition to rent control on the basis that the owning of property is an inalienable right.

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Re: Exemptions from proposed Condominium Conversion Ordinance:

Speakers were:

Mr. Mike Donaldson, representing owners of Verberg Gardens, requested exemption of this property from the proposed ordinance based on the enormous amount of time, energy and money already spent in reliance on the previously approved Conditional Use Permit. There was further input by Mr. Bob O'Brien, Convair Properties, regarding the status of the subject project. It was the direction of Mayor Armstrong that this matter be referred to Staff for review and recommendation.

Mr. Dan Butcher, 2371 Torrance Boulevard, requested exemption for his proposed brand new condominium development, per his communication, of record.

A MOTION (later withdrawn) was offered by Councilwoman Geissert: That in the case of condominium construction where it is new construction that does not involve conversion or displacement of tenants, and where the applicant has gone through the local process of the CUP hearing before the Planning Commission, and has complied with all of the conditions of the Planning Commission or Council, that the moratorium not apply to those developments. The motion was seconded by Councilman Rossberg.

Discussion resumed, it being agreed that these matters should be on a case-to-case basis. The above motion was thereupon withdrawn by Councilwoman Geissert.

A new MOTION was then made by Councilman Walker: That Mr. Butcher's condominium development be exempted from the condominium moratorium, and that his building permits be issued. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

It was specifically noted by Councilman Brown that Mr. Butcher's development meets or exceeds the requirements of the new ordinance.

Further Staff review of the contents of the above motion made by Councilwoman Geissert was requested by the Mayor.

Mr. Tom Fitzpatrick, 2305 Torrance Boulevard: Requested that Staff be instructed to continue processing applications for new condominium construction during the moratorium period, his situation being the same as that related by Mr. Butcher. MOTION: Councilman Rossberg moved that the subject project be permitted to go forward, as in the above case. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

It was clarified by Councilman Brown that the fore-going action taken by the Council would allow this and similar cases to continue to be processed on a Staff level -- not finally approved.

Mr. Jim Peters, builder of 13 condominiums at 17026 Yukon: Final approval received on August 14th; the standards of the new ordinance have been met or exceeded; exemption was requested. MOTION: Councilman Brown moved to concur with the subject request. The motion was seconded by Councilman Rossberg; there were no objections and it was so ordered.

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Council discussion followed--reviewed were current economic and inflation factors, short term vs. long term solutions of the subject problem, negative aspects of rent control, needs for balance in rental housing and encouragement of state and national efforts to stimulate the housing industry to provide housing stock, coordination and cooperation between property owners and renters, etc.

Mayor Armstrong directed that Staff review the many facets of this complicated matter -- sump land housing possibilities, expansion of Section 8 housing opportunities, review of landlord/tenant relationships and programs in other areas, etc.

The Mayor expressed appreciation to all present for the courtesy displayed during the consideration of this sensitive matter.

At 8:45 P.M. Councilman Wilson moved to adjourn to Tuesday, October 2, 1979, at 5:30 P.M. The motion was seconded by Councilman Brown, and approval was unanimous.

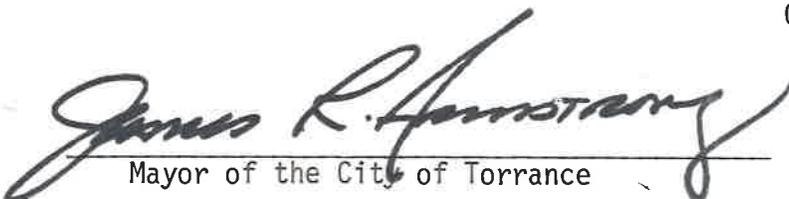
Ava Cripe
Minute Secretary

18.

City Council
September 18, 1979



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



Mayor of the City of Torrance