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City Council - October 9, 1979

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Adjourned at 10:50 P.M.

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October 9, 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, October 9, 1979, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg and Walker. Mayor Armstrong arrived at 8:50 P.M.; Councilman Wilson, at 8:55 P.M. Absent: None.

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

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In the absence of Mayor Armstrong, Mayor Pro Tem Applegate assumed leadership of the meeting.

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3. FLAG SALUTE:

Park Services Administrator Hoffman led in the salute to the flag.

4. INVOCATION:

Reverend Earl Douglas, Assembly of God Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Brown moved to approve the minutes of September 4 and 5, 1979, as recorded. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

6. MOTION TO WAIVE FURTHER READING:

Councilman Brown moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof

be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee:
October 15th at 5:00 P.M.

Public Safety:
October 10th at 5:00 P.M.

8. COMMUNITY MATTERS:

8a. PROCLAMATION - "United States Marine Corps Day" - November 10, 1979.

So proclaimed by Mayor Pro Tem Applegate.

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

Certificates of Appreciation were presented by Mayor Pro Tem Applegate to the following past members of the Citizens' Advisory Committee on Airport Noise: Michele Watkins, Daniel Wolfe, Ted Elmgren, M.A. Mason and Homer Morgan.

8c. PROCLAMATION - "International Energy Conservation Month" - October 1979.

So proclaimed by Mayor Pro Tem Applegate.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. AWARD OF CONTRACT to demolish existing structures and clear entire easterly portion of Columbia Park Site of debris.

RECOMMENDATION OF ACTING PARK AND RECREATION DIRECTOR/ PURCHASING SUPERVISOR: That Council award the contract for the demolition of existing structures and clearing of the debris on the easterly portion of Columbia Park site to National Land Clearing and Rental Corporation in the total amount of $40,000.

MOTION: Councilwoman Geissert moved to concur with the above stated Staff recommendation. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

9b. CONTRACT SERVICES FOR LANDSCAPE MAINTENANCE.

RECOMMENDATION OF STAFF:
That Bid #B79-14 for gardening and landscaping services be rejected. In addition, it is recommended that a scaled-down contract be let as soon as possible for the maintenance of landscaped parkways and medians throughout the City, and the funding for program be considered when a final determination is made at the first quarterly budget meeting.

MOTION: Councilman Rossberg moved to concur with the above stated Staff recommendation. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. RESOLUTION re: Assignment of Airport Lease - Blue's Flying to Western Air Radio.

RESOLUTION NO. 79-189

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF LEASE AND AGREEMENTS OF DONALD L. BLUE AND DONALD L. BLUE, DOING BUSINESS AS BLUE'S FLYING SERVICE,TO CHESTER F. LANCASTER AND JOSEPHINE LANCASTER, HUSBAND AND WIFE, AS JOINT TENANTS

Councilwoman Geissert moved for the adoption of Resolution No. 79-189. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

12. PLANNING AND ZONING MATTERS:

12a. Capital III Cooperative Conversion.

See Page 7.

12b. Emergency Ordinance re: Development Standards or Conversion of existing residential structures to Multiple Owner-Occupied Residential Structures.

See Page 10.

15. HEARINGS:

15a. ZC 79-11, and Appeal of CUP 79-33 and D 79-19, ECS Company.

See Page 10.

15b. TERMINATION OF FASHION WAY REDEVELOPMENT PROJECT.

See Page 5.

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION re: Grant Agreement with Torrance Unified School District Children's Center.

RESOLUTION NO. 79-190

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE TORRANCE UNIFIED SCHOOL DISTRICT FOR THE GRANT OF DAY CARE EXPENSES FOR TARGET AREA CHILDREN AT THE TUSD CHILDREN'S CENTER

Councilman Walker moved for the adoption of Resolution No. 79-190. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2927.

Based on input by Mr. Ed Greene, 3205 Onrado Street and the need for further Staff review and clarification, Councilman Brown MOVED to hold the second reading of Ordinance No. 2927 for one week. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

20. ROUTINE MATTERS:

20a. AWARD OF CONTRACT - Purchase of 18 Used Sub-Compact Sedans (Ref. Bid #B79-66) Expenditure: $47,680.92

RECOMMENDATION OF PURCHASING SUPERVISOR:
That Council award a contract for the purchase of 18 used 1978 sub-compact vehicles to the low bidder, Hertz Used Car Sales, in the bid amount of $2499 each, plus tax (or $47,680.92 total, including tax).

20b. APPROVAL OF GRANT FROM MOBIL OIL COMPANY FOR CROSS-CULTURAL PROGRAM.

RECOMMENDATION OF PARK AND RECREATION DEPARTMENT:
1. That your Honorable Body accept the generous grant from the Mobil Foundation for Cross Cultural Program.
2. That a letter be sent to Mobil Foundation on behalf of the City acknowledging our thanks and appreciation of their grant.

20c. CLASSIFICATION REVIEW AND REVISION - Accountant.

RECOMMENDATION OF PERSONNEL SERVICES/CIVIL SERVICE COMMISSION: That your Honorable Body concur in the adoption of the revised class specification for Accountant.

MOTION: Councilman Brown moved to concur with Staff recommendations on agenda items 20a, 20b and 20c. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson, Mayor Armstrong had not yet arrived at the meeting).

The Council now returned to:

15b. TERMINATION OF TORRANCE FASHION WAY REDEVELOPMENT PROJECT. (JOINT AGENCY/COUNCIL PUBLIC HEARING)

The hour was 7:40 P.M.

MOTION: Mr. Brown moved that this matter be considered in a Joint Council/Agency Public Hearing. The motion was seconded by Mr. Walker, and roll call vote was unanimously favorable (Dr. Wilson, Chairman Armstrong absent).

Acting Chairman Applegate announced that this was the time and place for the Joint Public Hearing re: the termination of the Torrance Fashion Way Redevelopment Project, and, following presentation by Counsel Remelmeyer, inquired if anyone wished to be heard.

Mr. Ed Greene, representing Madrona Homeowners Association, reaffirmed their opposition, of record, since the inception of the project, and expressed support and approval of its termination.

There being no one else who wished to be heard, Mr. Brown moved that the hearing be closed. His motion was seconded by Mrs. Geissert, and roll call vote was unanimously favorable (Absent: Dr. Wilson, Chairman Armstrong).

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

ORDINANCE NO. 2928

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE TERMINATING THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT AND REPEALING ORDINANCE NOS. 2715 AND 2730 WHICH ADOPTED THE AMENDED REDEVELOPMENT PLAN FOR SAID PROJECT

Councilman Brown moved for the approval of Ordinance No. 2928 at its first reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Absent: Councilman Wilson; Mayor Armstrong).

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The Council returned to its agenda at 7:55 P.M.

22. ORAL COMMUNICATIONS:

22a. Councilmembers Brown and Geissert commended the Planning Department for its study of the housing needs in Torrance -- "an outstanding assemblage of information".

22b. Councilwoman Geissert reviewed the matter of reimbursement of paramedic fees -- City Attorney Remelmeyer noted the current legal status of this issue.

The following motion, which FAILED TO CARRY, was offered by Mrs. Geissert: That Staff be directed to make every effort to locate the 300+ people who paid the subject fees with an inquiry as to whether or not they have received outside reimbursement, with some method of certification of

those statements -- further, after a reasonable period of time refunds should be issued to those people with a disclaimer. The motion was seconded by Councilman Walker, but failed to carry because the necessary four affirmative votes were not forthcoming. Roll call vote was as follows:

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

Mayor Pro Tem Applegate stated that his negative vote was for the reason that the City has been dealing with this matter in the courts for several months -- another few weeks would not be an unusual time to wait.

22c. Councilman Rossberg extended congratulations to Recreation Supervisor Erika Grubb who has been appointed by Mayor Bradley to serve on the Advisory Committee on the Arts --a fitting recognition for Mrs. Grubb in view of her many artistic contributions to City programs and events, per Mr. Rossberg.

22d. Councilman Rossberg commended all responsible for the recent highly successful Youth Council seminar.

22e. Councilman Walker reported his extreme enjoyment at the recent Greek Festival.

22f. Councilman Walker expressed appreciation to City Manager Ferraro for the article regarding hotel fire safety distributed by him.

The Council now returned to:

12. PLANNING AND ZONING MATTERS:

12a. CAPITAL III COOPERATIVE CONVERSION.

RECOMMENDATION OF COMMUNITY PLANNING COMMITTEE: That the conversion be approved with the following conditions:

1. That all reports previously determined by the committee as being a prerequisite of conversion be provided by the developer and that such reports be adequate and accurate to the satisfaction of the Director of Building and Safety.

2. That all standards (except for parking, density and open space) for conversion as previously determined by the committee be met by the developer to the satisfaction of the Director of Building and Safety.

3. That structural improvements as recommended in the required reports or as determined to be necessary by the Director of Building and Safety be performed.

4. That the tenant assistance plan be modified to include:

   a. After notification to convert to co-ops by the developer, $1,000 payment to all displaced tenants.

   b. Assistance to each displaced tenant in finding suitable substitute housing of comparable size, location, rental rate and quality.

5. That bylaws be submitted to the City for review and include provisions for:

   a. Maintenance of common areas.

   b. Allocation of off-street parking spaces for residents and guests.

   c. Such other matters of common concern as determined to be necessary by the City Attorney.

6. That all conditions of all other City departments received prior to or during the consideration of these cases shall be met.

MINORITY REPORT - COUNCILWOMAN GEISSERT:

The rental vacancy factor in Torrance is currently estimated to be somewhere between 1.5% and 2.8%. In a recent housing report issued by the City's Planning Department, it is stated that "the commonly accepted range for vacancy rates in a normal housing market is five to eight percent." The report further states that "most experts consider a 3% vacancy rate to be the minimum necessary for the market to function properly."

I believe that it is in the best interests of the public to carefully control further erosion of our already scarce supply of rental housing opportunities. I urge the City Council to stand by its decision of September 4 to proceed with injunctive action against conversion of the subject projects, as a clear restatement of our belief in local jurisdiction over local land use decisions.

Committee findings were reviewed by Councilman Walker (majority report) and Councilwoman Geissert (minority report).

Present, to express support for Mr. Bob Collins' proposed Cooperative Conversions were the following Copa Pacific residents: Pat Shuster, Ken Maguire, John Briggs, Nancy Disato, Susan Gibbons, Bill McCarter, James Powell, Tim White and Joy Birdell. Like support was voiced by Mr. Panich, La Contessa Apartments.

Opposition was voiced by Ms. Joy Lewis; Mr. Joe Martin, 17113 Patronella; and Mr. David Guerra, 3448 West 171st Street.

* * * * * *

(Mayor Armstrong arrived at this point in the meeting (8:50 P.M.), followed by Councilman Wilson at 8:55 P.M. A recess was ordered by Mayor Pro Tem Applegate.)

On resumption of the meeting at 9:00 P.M., both Mayor Armstrong and Councilman Wilson announced that they had received input regarding what has transpired on this item prior to their arrival and have read all the material provided on this case.

Other speakers were Kathryn Murphy, 25200 Loytan Street, who questioned the precedent-setting aspect of such approval; Margaret Sheridan, Copa Ladeene, stated that the free enterprise system should prevail; and Mr. Mike Dubey who expressed support of Mr. Collins' relocation plan and was of the opinion the conversions should be given an opportunity to "sink or swim."

Mr. Robert Collins, 24050 Madison, reviewed the events to date in this matter, the meetings with the tenants, the evolvement of a satisfactory tenants' assistance program (95% accepted), status of prospective purchasers, the merits of the proposed cooperative conversions, etc.

Desired clarification was provided the Council by Mr. Collins.

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At 9:35 P.M., the Council recessed for an Executive Session to receive further input from the City Attorney relative to certain questions and the pending litigation in this matter.

The Council returned at 10:30 P.M., and took the following action:

MOTION: Councilman Rossberg moved to concur with the recommendation of the City Attorney that the Council defer action on Items 12a and 12b until October 13th in order that the City Attorney may have time to find the answers for the difficult questions posed in the Executive Session. The motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

Mr. Collins stated that the one week postponement was agreeable to him.

12b. Emergency Ordinance re: Development Standards for new construction or conversion.

Held until October 13th, per action taken above.

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15. HEARINGS:

15a. ZC 79-11 and Appeal of CUP 79-33 and D 79-19, ECS COMPANY.

Applicant has requested postponement until such time as the City has terminated the moratorium on such conversions.

MOTION: Councilman Rossberg moved to concur with the above stated request of the applicant. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

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22. ORAL COMMUNICATIONS (Cont.):

22g. Mayor Armstrong announced the substantial road monies received from Los Angeles County.

22h. Dr. Jack Fricke, 18320 Mansel Avenue, reported on current problems with the Halfway House, 18312 Mansel, a residence for mental patients, and the neighborhood opposition to this establishment.

Mayor Armstrong advised that the City Attorney and Staff are moving forward in this matter, and a report will be forthcoming.

The meeting was regularly adjourned at 10:50 P.M.

* * * * * *

Ava Cripe
Minute Secretary

City Council
October 9, 1979

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

James R. Armstrong
Mayor of the City of Torrance