

I N D E XCity Council - October 16, 1979

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Adjourned at 9:45 P.M. to Tuesday,  
October 23, 1979 at 5:30 P.M.

Adjournment was in memory of  
Harry Sutter

October 16, 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 16, 1979, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. None was absent.

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

3. FLAG SALUTE:

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

4. INVOCATION:

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

Mayor Armstrong extended the condolences of the Council to Civil Service Commissioner Max Kelly on the loss of his son.

With further deep regret, Mayor Armstrong announced the passing of Recreation Programs Administrator Harry Sutter, and directed that this meeting be adjourned in his memory.

One minute of silence followed the invocation, at the request of Mayor Armstrong.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Brown moved to approve the minutes of September 11, 1979, as recorded. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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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 Wilson, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee:

Met on October 15th - report forthcoming to Council.

Citizen Enrichment:

October 17th.

8. COMMUNITY MATTERS:

8a. PROCLAMATION - "National Business Women's Week" - October 21 - 27, 1979.

8b. Presentation of PTA Membership Cards.

Ms. Alicia Mizera, vice president, Torrance PTA Council, presented the Mayor and the members of the Council with PTA membership cards which were gratefully accepted with good wishes for a productive PTA year.

8c. PEDESTRIAN SAFETY INVENTORY PROGRAM.

Mr. William Schurmer, District Manager, Automobile Club of Southern California, presented an Award of Excellence in the area of Pedestrian Safety to the City of Torrance. This plaque was accepted, with appreciation, by Police Chief Nash and Mayor Armstrong.

8d. CITIZENS' ADVISORY COMMITTEE ON AIRPORT NOISE MEMBERSHIP - Vacant position for Torrance Pilots Association.

See Page 3.

8e. PRESENTATION OF BAXTER WARD'S PROPOSAL FOR RAPID TRANSIT PROGRAM.

Mr. Jerry Leonard, Assistant Chief Deputy, provided a formal presentation on the Rapid Transit Program proposed by Supervisor Ward.

Staff analysis of the proposal was requested by Mayor Armstrong.

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

17. ADMINISTRATIVE MATTERS:
- 17b. RESOLUTION re: contract with Diamond Internationasl Corp. for Election Supplies and Services - 1980 General Municipal Election.

RESOLUTION NO. 79-191

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN ELECTION SUPPLY CONTRACT BY AND BETWEEN THE CITY OF TORRANCE AND DIAMOND INTERNATIONAL CORPORATION RELATING TO THE GENERAL MUNICIPAL ELECTION TO BE HELD  
MARCH 4, 1980

Councilman Wilson moved for the adoption of Resolution No. 79-191. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

The Council now returned to:

- 8d. CITIZENS' ADVISORY COMMITTEE ON AIRPORT NOISE MEMBERSHIP - Vacant position for Torrance Pilots Association.

MOTION: Councilwoman Geissert moved to reconfirm the appointment of Mr. Reine Corbeil to the Committee and to nominate Mrs. Meredith Fink. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

There being no further nominations, Mrs. Fink was appointed to the Citizens' Advisory Committee on Airport Noise by a unanimous ballot.

9. LIBRARY/PARK AND RECREATION MATTERS:
- 9a. RESOLUTION re: American-Standard, Inc. Lease Renewal - Pueblo Recreation Area and Ball Diamond.

RESOLUTION NO. 79-192

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN EXTENSION TO A LEASE BETWEEN THE CITY AND AMERICAN- STANDARD FOR LEASE OF AMERICAN- STANDARD PROPERTY BY THE CITY FOR PARK AND RECREATION PURPOSES

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Councilman Applegate moved for the adoption of Resolution No. 79-192. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ORDINANCE re: Revision to Subdivision Ordinance.

ORDINANCE NO. 2929

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 92.29.13 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR A TWO YEAR PERIOD FOR FILING SUB-DIVISION MAPS, RATHER THAN A ONE YEAR PERIOD

Councilwoman Geissert moved for the approval of Ordinance No. 2929 at its first reading. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

10b. FINAL TRACT NO. 37302.

Subdivider: Milner Realty Company  
 Engineer: Rogoway, Borkovetz and Associates  
 Location: Between Emerald and Maricopa  
                     300 feet east of Anza  
 No. of Lots: 1 lot (53 unit condominium)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR/DEPUTY CITY ATTORNEY: Based on considerations, of record, Staff recommends exemption from the condominium ordinance (Ordinance No. 2123) and approval of Final Tract Map No. 37302.

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

10c. CHANGE OF COUNCIL-APPROVED DESIGN PARAMETERS FOR DEL AMO BOULEVARD BETWEEN VAN NESS AVENUE AND WESTERN AVENUE.

RECOMMENATION OF ENGINEERING DEPARTMENT:

That the planned off-roadway bike path on the north side of Del Amo Boulevard between Van Ness Avenue and Western Avenue be eliminated, and that bike lanes on the north and south side of the street be incorporated into the design parameters.

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

- 10d. RESOLUTION approving Revision of Local Agency-State Agreement No. 19 for the Installation of Illuminated Street Name Signs.

RESOLUTION NO. 79-193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING SUPPLEMENT NO. 1, REVISION 1 TO MASTER AGREEMENT NO.19 WITH THE STATE OF CALIFORNIA TO INSTALL ILLUMINATED STREET NAME SIGNS IN THE CITY OF TORRANCE

Councilman Brown moved for the adoption of Resolution No. 79-193. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

- 12a. CAPITAL III CORPORATION PROPOSED STOCK COOPERATIVE CONVERSIONS.

At 6:05 P.M. the Council recessed for the purpose of an Executive Session to discuss findings in this matter. The Council returned at 6:55 P.M. Mayor Armstrong directed that the Council continue with the agenda, and return later in the meeting to consider items 12a. and 12b.

See Page 10.

- 12b. ORDINANCE re: Condominium/Stock Cooperative Conversions and Development Standards.

See Page 12.

- 12c. MODIFICATION OF THE COVENANT AND AGREEMENT FOR THE RESIDENTIAL INCOME PROPERTY REHABILITATION LOAN PROGRAM.

RECOMMENDATION OF PLANNING STAFF:

That the Guidelines for the Residential Income Property Rehabilitation Loan Program be revised to require that:

1. Residential units rehabilitated through this Program be listed with the City's Rental Assistance Office at HUD fair market rents for the term of the loan.
2. Whenever rehabilitated property on which a loan is outstanding is sold within 5 years from the date of the loan, the loan shall become due and payable in full with a prepayment penalty equal to the differential between the actual interest rate on the loan and the prevailing interest rate at the time the loan was made.

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3. The loan may be assumed by the new owner contingent on his/her listing a percentage of the units with the City's Rental Assistance Office at HUD fair market rents.
4. An assumed loan would carry the prepayment penalty expressed in condition no. 2 above, with the interest being based on the prevailing rate at the time of assumption.

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

- 12d. DANIEL KIM, four-unit condominium development, 21108 Amie Street (ZC 79-7, CUP 79-24, D 79-12): Request for exemption from the condominium moratorium for approved project.

See Page 13.

\* \* \* \* \*

- 12e. RESOLUTION re: Torrance Beach Parking Lot Study Committee Report.

RECOMMENDATION OF PLANNING STAFF:

Planning Department Staff concurs with all actions recommended in the Study Committee Report and recommends that all actions to be performed by the City be authorized for implementation. We further recommend that a resolution be adopted petitioning the County to implement all actions determined to be under their jurisdiction.

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

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

RESOLUTION NO. 79-194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, PETITIONING THE COUNTY OF LOS ANGELES TO TAKE CERTAIN ACTIONS WITH REGARD TO THE TORRANCE BEACH PARKING LOT

Councilwoman Geissert moved for the adoption of Resolution No. 79-194. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

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14. PERSONNEL MATTERS;

- 14a. RESOLUTION re: Supplemental Memorandum of Understanding - TCEA (Premium Pay for Senior Typist Clerk position assigned to perform certain risk management duties).

RESOLUTION NO. 79-195

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

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EMPLOYEES ASSOCIATION AMENDING  
RESOLUTION 79-124

Councilman Applegate moved for the adoption of Resolution No. 79-195. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. POLICIES FOR AIRPORT MASTER PLAN COMMERCIAL AND AERONAUTICAL DEVELOPMENT.

See Page 14.

17b. RESOLUTION re: Contract for Election Supplies and Services.

Heard earlier in the meeting - See Page 3.

17c. RESOLUTION re: Assignment of Airport Hangar Lease - Tom Washburn to William T. Grant, General Contractors.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

Approval of the subject resolution consenting to the partial assignment of hangar lease from Tom Washburn to William T. Grant, Inc., subject to the following conditions:

1. Acceptance of the lease as amended;
2. Registration of all lessee-owned or controlled <sup>aircraft</sup> based at the Airport prior to execution of the lease; and
3. Payment of \$102.81 for preparation of necessary lease documents.

RESOLUTION NO. 79-196

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 AIRPORT HANGAR  
LEASE OF TOM WASHBURN TO WILLIAM T.  
GRANT, INC., GENERAL CONTRACTORS  
(Hangar Site No. 20 - 2747-N Airport Drive)

Councilman Brown moved to concur with the above stated recommendation of the Land Management Team and to adopt Resolution No. 79-196. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

17d. AMBULANCE SERVICES.

RECOMMENDATIONS OF PUBLIC SAFETY COMMITTEE:

That your Honorable Body appropriate an amount not to exceed \$2,000 to support the Contract Cities law suit to force Los Angeles County to assume financial responsibility for unpaid emergency ambulance services.

The Committee further recommends that if it appears that the Contract Cities will lose the law suit, Staff pursue a change in the present procedure to work directly with the ambulance companies eliminating the billing delays caused by the County's involvement.

CITY MANAGER NOTE:

It is recommended that this appropriation of \$2,000 be made from the General Fund. Individual cities will be invoiced from the Contract Cities Association in increments on an "as needed" basis.

MOTION: Councilman Applegate moved to concur with the recommendations of the Public Safety Committee and the City Manager. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

17e. LEASE OF NIKE SITE BUILDING.

See Page 14.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2928.

ORDINANCE NO. 2928

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

Councilman Brown moved for the adoption of Ordinance No. 2928 at its second and final reading. His motion was seconded by Councilman Rossberg, 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)

18b. ORDINANCE NO. 2927.

ORDINANCE NO. 2927

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REENACTING PORTIONS OF ORDINANCE NO. 2744, ADOPTED ON JULY 26, 1977, AND CHANGING ARTICLE 13 OF CHAPTER 7 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ARTICLE 14 OF CHAPTER 7 OF DIVISION 9, AND REPEALING EMERGENCY ORDINANCE NO. 2926 RELATING TO THE SAME MATTER

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Councilwoman Geissert moved for the adoption of Ordinance No. 2927 at its second and final reading. Her motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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At 7:12 P.M., the Council recessed for a brief Executive Session to receive further input regarding agenda items 12a and 12b, returning at 7:15 P.M.

\* \* \* \* \*

Considered together:

- 12a. CAPITAL III COOPERATIVE CONVERSION.
- 12b. ORDINANCE re: Condominium/Stock Cooperative Conversions and Development Standards.

Item 12a: On resumption of the meeting, Deputy City Attorney Quale stated that Capital III and the associated investors have applied to the Department of Real Estate for conversion to stock cooperatives for seven buildings owned by them -- approval from the State has been received on three of the buildings. As part of the negotiations, per Mr. Quale, the City has received from Capital III their assurance that they would withdraw the remaining four buildings from consideration by the State -- a signed letter to this effect will be forwarded to the Department of Real Estate.

In exchange for that, and in consideration of the legal grounds on both sides, it was the recommendation of Deputy City Attorney Quale that the Council approve the three applications, subject to certain conditions. It was the further recommendation of Mr. Quale that the terms of that settlement be embodied in an emergency ordinance (presented to the Council this date) and that same be adopted by the Council.

Number and title were as follows:

ORDINANCE NO. 2931

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 91.36.10 TO THE TORRANCE MUNICIPAL CODE PROVIDING AN EXCEPTION TO THE REQUIREMENT THAT STOCK COOPERATIVE CONVERSIONS MUST BE SUBJECT TO A CONDITIONAL USE PERMIT, PROVIDED SAID STOCK COOPERATIVE CONVERSIONS HAVE RECEIVED FROM THE CALIFORNIA DEPARTMENT OF REAL ESTATE A FINAL PUBLIC REPORT

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PRIOR TO JULY 4, 1979, AND DECLARING  
THE EXISTENCE OF AN EMERGENCY

MOTION: Councilman Brown moved for the adoption of Emergency Ordinance No. 2931 at its first and only reading, with the following modifications:

Section 91.36.10, line 5, insert the word "Final" before the words "Public Report"; line 6, the date should be "July 4, 1979" instead of "July 1, 1979."

Page 2, Paragraph 3)A) should be revised to state: "The proposed articles of incorporation, by-laws, conditions, covenants and restrictions, or other agreements running with the land shall be submitted to the City for review...." Subsection iii) of this section should be deleted.

Pages 2 and 3, Paragraph I) i) should be revised to state: "Any tenant who wishes may remain in their present unit until the latter of one (1) year, or January 31, 1981...." A new sentence to be added at the end of this sub-paragraph, as follows: "For purposes of this Section, cost-of-living refers to the Consumer Price Index, Los Angeles/Long Beach area, utilizing 1967 as the base year equaling 100."

Page 3, Section iv), line 1, after the word "assistance" insert the phrase: "pursuant to a plan approved by the Planning Department."

Page 3, bottom of page, existing Section II. be renumbered as Section III., and a new Section II. be inserted, as follows: "The provisions of Section 1 hereof shall be embodied in a document to be recorded and which shall run with the land; provided, however, that the document need not be in a form which would jeopardize the effectiveness of the final public report previously issued by the California Department of Real Estate. Said document shall be recorded prior to the sale of the land, or buildings, or any portion thereof."

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

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

It was stated by Councilwoman Geissert, relative to her negative vote, that she could not vote for the compromise because of her original position, a position still maintained by her -- this is, the necessity of the City firmly showing its resolve of its right to make local land use determinations in the area of housing.

It was the overall consensus of the Council that the compromise achieved was a reasonable and realistic one in view of the varied and complicated considerations.

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Item 12b:

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

ORDINANCE NO. 2930

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF ARTICLE 36, CHAPTER 1, DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ELIMINATE THE PLANNED DEVELOPMENT (PD) DISTRICT; SUBSTITUTING THEREFOR PROVISIONS REQUIRING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF MULTIPLE OWNER-OCCUPIED RESIDENTIAL STRUCTURES (CONDOMINIUMS, COMMUNITY APARTMENTS AND STOCK COOPERATIVES, ETC.) AND ESTABLISHING STANDARDS, GUIDELINES AND RULES THEREFOR; AMENDING OTHER PROVISIONS OF SAID CODE RELATING THERETO, AND DECLARING THE PRESENCE OF AN EMERGENCY

Council discussion was directed to the contents of the subject ordinance and input was provided the Deputy City Attorney regarding desired revisions (per MOTION below).

Comments from the audience were invited by Mayor Armstrong, and speakers at this time were: Mr. Gil Martin, 3635 Artesia Boulevard, who reviewed the circumstances of his recent eviction; Ms. Elizabeth Felker, 20809 Anza Avenue, who deemed proposed relocation arrangements inadequate; and Mr. Dale Neal, 555 South Flower Street, Los Angeles, representing ECS Company, requested, and received, clarification pertaining to 91.36.6 c).

MOTION: Councilman Brown moved for the adoption of Emergency Ordinance No. 2930 at its first and only reading, with the following revisions:

Page 24, Paragraph 91.36.7, paragraph b), revised to state: "To the extent any of the above goals or guidelines cannot be met, the Planning Commission may consider other factors which mitigate the deficiency."

Page 25, Paragraph 91.36.8, subsection a)3): Delete last sentence re: \$2000 relocation benefit.

Page 26, subsection f) to be deleted and subsection g) would be relettered f).

Insertion of a new SECTION 9 (Page 28) which will state: "The provisions of this ordinance shall be applicable to all multiple owner-occupied residential structures as to which building permits have not been issued on the date hereof. The Director of Building and Safety shall not issue any building permits to a MOORS which does not comply with the provisions of this ordinance from and after the date hereof." (\*\*REVISED - See second paragraph, Page 13.)

Page 25, Subsection 3)c) revised to state: "The term 'displaced tenant' shall mean any tenant who has received an eviction notice pursuant to a plan to convert an apartment house to a MOORS, and shall include any tenant who has moved pursuant to a notice of eviction."

\*\* (It was noted by Planning Associate Progen relative to the new SECTION 9 that a conversion would not necessarily require a building permit from the City whereas it would require a final map or a parcel map so it should be tied to that. Councilman Brown accordingly directed that SECTION 9 be appropriately revised.)

The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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12c. Modification of Covenant and Agreement re: Residential Income Property Rehabilitation Loan.

See Page 6.

12e. DANIEL KIM four-unit condominium development, 21108 Amie Street. Request for exemption from the condominium moratorium for approved project.

No action required in view of the passage of Ordinance No. 2930 above.

Councilman Applegate moved to file; the motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

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14. PERSONNEL MATTERS:

14a. Resolution re: Supplemental MOU - TCEA.

See Page 7.

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17. ADMINISTRATIVE MATTERS:17a. PRIORITIES AND POLICIES FOR AIRPORT MASTER PLAN  
COMMERCIAL AND AERONAUTICAL DEVELOPMENT.RECOMMENDATIONS OF TRANSPORTATION COMMITTEE:

1. Adoption in principle of the Airport Commission Priorities Committee program with the two minor revisions of record.
2. That the City Manager direct the Land Management Team to implement the project as rapidly as possible with assistance from Transportation, Engineering and Finance staff.
3. That Staff be instructed to return to Council as rapidly as possible with cost estimates on grading, utilities, available capital, a land use plan, etc. for a policy decision on whether to select a single private developer versus City development for Phase #1.

Committee findings were reviewed by Councilman Brown; Staff input was provided by Airport Manager Critchfield, and present for any further desired clarification were Airport Commissioners Dunbar, Marousek and Prevost.

The Airport Commission Committee was warmly commended by the Council for their extensive efforts in this matter.

MOTION: Councilman Brown moved that the recommendations set forth in the Committee Report be adopted. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

## 17b. Resolution re: Election Supplies and Services.

See Page 3.

## 17c. Resolution re: Assignment of Airport Hangar Lease - Tom Washburn/William T. Grant, General Contractors.

See Page 8.

## 17d. Ambulance Services.

See Page 8.

17e. LEASE OF NIKE SITE BUILDING.  
Civil Air Patrol, Cadet Squadron 107.RECOMMENDATION OF LAND MANAGEMENT TEAM:

Approval of the lease. The City Attorney recommends that the City not enter into a lease in the absence of a hold harmless clause.

DEPARTMENT OF TRANSPORTATION RECOMMENDATION:

Concurs with the recommendation of the Land Management Team for approval of the lease, with the condition that the last sentence of paragraph 6, "Maintenance," be deleted from the lease.

AIRPORT COMMISSION RECOMMENDATION:

DENIAL of the request because of the lack of a proper hold harmless agreement, with Commissioner Garcelon voting against the denial and Commissioners Dunbar and Smith absent.

Land Management Team Executive Officer Payne advised that the initial recommendation of the City Attorney was that the City not enter into the lease without the hold harmless clause; after the matter went to the Airport Commission, the Civil Air Patrol presented their insurance policy to the City Attorney's office for review -- based upon that review, the City Attorney is now recommending approval of the lease without the hold harmless clause.

Fire Chief Slonecker recommended the following amendment to the lease agreement: Section 4. USE, the following wording should be added - "Any other use of the premises except by the lessee members (Squadron 107) shall be by special approval of the City." Chief Slonecker also indicated his desire to meet with the Civil Air Patrol to work out the details of the plans for the building.

Further recommended by Mr. Payne re: Section 6. MAINTENANCE, last sentence should be revised to state "Lessee agrees to pay for all utilities." (deleting "on the entire Nike site.")

MOTION: Councilman Brown moved to approve the subject lease, concurring with the recommendation of the Land Management Team, and as revised by the Fire Chief re: Section 4 and with the revision recommended by Mr. Payne re: Section 6. The motion was seconded by Councilman Applegate.

Airport Commissioner Marousek clarified the position of the Commission -- there was complete approval of use by the Civil Air Patrol, but felt that established standards and requirements relative to insurance and hold harmless agreements should be maintained. Now they have complied with the liability insurance, and this concern is alleviated, per Mr. Marousek, but the hold harmless agreement remains a concern.

Mr. Roger Griffin, Squadron 107, affirmed the impossibility of obtaining a hold harmless agreement, at Councilwoman Geissert's question, and noted their extensive housecleaning plans.

Roll call vote on Councilman Brown's motion was unanimously favorable, with Councilwoman Geissert indicating that her affirmative vote was "with great reservation."

20. ROUTINE MATTERS:

20a. RELEASE OF SUBDIVISION BONDS -  
Tract No. 28469 (6-lot condominium)

<u>Type</u>	<u>Bond No.</u>	<u>Amount</u>
Performance	792812	\$25,000
Payment	792812	12,500
Inspection	792813	1,300

RECOMMENDATION OF CITY ENGINEER:  
 That the subject bonds be released.

20b. CONSTRUCTION OF A 6" SEWER LATERAL TO CONNECT TO  
PUBLIC RESTROOMS IN AIRPORT LEASE GROUP AREA.

RECOMMENDATION OF AIRPORT MANAGER:  
 An appropriation from the Airport Fund of \$4,800 to construct a 6" sewer lateral for the public restrooms in the Southwest Skyways, Aero Propeller, G&S Industries, Curt's Custom Aircraft and Civil Air Patrol lease complex.

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

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The hour being 9:32 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:34 P.M.

\* \* \* \* \*

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro expressed his appreciation for the outstanding efforts of Deputy City Attorney Quale and Planning Associate Progren in the evolvement of the condominium ordinance.

22b. City Manager Ferraro noted that November 6th will be Election Day, and, per established precedent, recommended that it be a dark night for the Council. There were no objections, and it was so ordered.

22c. Councilman Applegate requested that signs stating "Do not block intersection" be posted at Crenshaw and Torrance Boulevards because of the current construction in this area.

22d. Councilwoman Geissert expressed her sorrow at the passing of Harry Sutter, noting his "troubleshooting" talent and his keen interest in the development of athletic facilities in the City. It was the recommendation of Mrs. Geissert that the Park and Recreation Commission seriously consider some kind of fitting tribute to Harry by way of name, plaque or some recognition on the facilities so actively pursued by him.

22e. Councilman Walker noted the recent issue of the Torrance Magazine and some long overdue recognition of former Mayor Albert Isen -- perhaps this will serve as a beginning for deserved recognition of past political figures who have played a role in many beneficial things for the City.

22f. Councilman Wilson commended Street Superintendent Garcia for his expeditious handling of needed cleanup in Downtown Torrance, based on a citizen complaint regarding same.

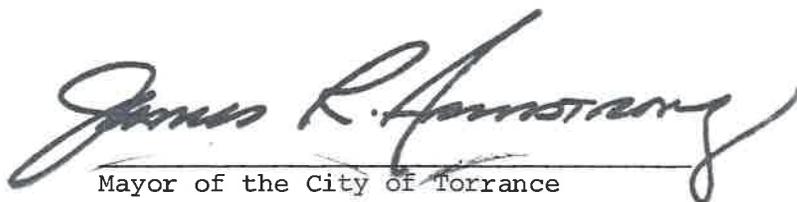
The meeting was regularly adjourned at 9:45 P.M.  
to Tuesday, October 23, 1979, at 5:30 P.M.

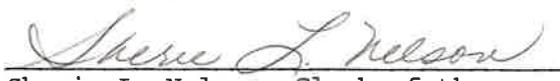
-Adjournment was in memory of Harry Sutter.

Ava Cripe  
Minute Secretary

17.

City Council  
October 16, 1979

  
Mayor of the City of Torrance

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