

I N D E XTorrance City Council - February 26, 1985

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Adjournment at 11:24 p.m. to March 5, 1985, 5:30 p.m.

#

Peggy Laverty
Minute Secretary

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Prepared by Office of City Clerk
DONNA M. BABB, CITY CLERK

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, February 26, 1985, at 7:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Mock, Nakano, Walker, Wirth and Mayor Armstrong.

Absent: None.

Also present: City Manager Jackson, City Attorney Remelmeyer and staff representatives.

3. FLAG SALUTE AND INVOCATION:

Boy Scout Troop 996 - Joe Mazi, Scoutmaster
Pack 706 - Marilyn Kunz, Leader, led in the salute to the flag.

The invocation for the meeting was provided by Reverend Frank Morley, Church of the Nazarene.

4. ANNOUNCEMENT OF WITHDRAWN OR DEFERRED AGENDA ITEMS:

Item 15a. Housing Policy Report - to become Item 4a of the Redevelopment Agency agenda, and to be continued for one week.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of January 22, 1985, as recorded. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

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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. His motion was seconded by Councilwoman Geissert, and carried unanimously by roll call vote.

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee
Met Monday, February 25, 1985
Report will be forthcoming.

Community Design and Planning Committee
Wednesday, March 6, 1985, 4:00 p.m.
Subject: Temporary Sign Ordinance

* * *

Mayor Armstrong announced, with sadness, the passing of Ms. Phyllis Dembowski, Mr. Steven Bosze, and Mrs. Esther Mock. It was the request of the Mayor that this meeting be adjourned in their memories.

* * *

8. COMMUNITY MATTERS:8a. AWARDS TO RETIRED COMMISSIONERS.

Plaques recognizing their years of dedicated service to the City of Torrance were presented by Mayor Armstrong to the following retired Commissioners:

John Blaisdell	Airport Commission
Derf Fredericks	Airport Commission
Richard Probart	Disaster Council
O. James Vogl	Fine Arts Commission
Dee Hardison	Parks and Recreation Commission
Harvey Horwich	Parks and Recreation Commission
John Bramhall	Planning Commission
Velma Shelbourn	Planning Commission
William Delaney	Traffic Commission
William Johnson	Traffic Commission

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8b. COMMISSION APPOINTMENTS:

By unanimous ballot the Council made the following Commission appointments:

Parks and Recreation Commission:

Gene Drevno

Torrance Disaster Council:

Allan Hamada.

* * *

At 7:44 p.m., a brief recess was called. The Council reconvened at 7:50 p.m. to consider the following --

* * *

9. LIBRARY/PARKS AND RECREATION MATTERS:9a. RESOLUTION RE GIRLS' SOFTBALL ASSOCIATION LEASE:

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN AGREEMENTS BETWEEN THE CITY OF TORRANCE AND SOUTH BAY GIRLS' SOFTBALL ASSOCIATION FOR THE PURPOSE OF INITIATING A LEASE TO CERTAIN PROPERTY HELD BY THE CITY OF TORRANCE, PURSUANT TO A LICENSE GRANTED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, FOR USE AS BALL FIELDS, JANUARY 1, 1985 TO DECEMBER 31, 1985

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-52. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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9b. YOUTH BASEBALL LEASE EXTENSIONS:

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN AGREEMENTS BETWEEN THE CITY OF TORRANCE AMERICAN BOYS' BASEBALL, AND TORRANCE LITTLE LEAGUE FOR THE PURPOSE OF EXTENDING LEASES TO CERTAIN PROPERTY HELD BY THE CITY OF TORRANCE, PURSUANT TO A LICENSE GRANTED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, FOR USE AS BALL FIELDS, JANUARY 1, 1985 TO DECEMBER 31, 1985.

MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-53. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. APPROPRIATION FOR ARLINGTON AVENUE IMPROVEMENT:RECOMMENDATION OF CITY ENGINEER:

That \$600,000 in 2107 gas tax funds be appropriated for the improvement of Arlington Avenue from Sepulveda Boulevard to the south City Boundary.

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

10b. DIAL-A-LIFT FUNDING APPLICATION:

City Clerk Babb read title to --

RESOLUTION NO. 85-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN APPLICATION WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS FOR ARTICLE 4.5 FUNDING IN FY 1985-86

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MOTION: Councilman Walker moved for the adoption of Resolution No. 85-54. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

10c. CHANGE OF STREET NAME FROM CLARELLEN STREET TO PONDEROSA DRIVE:

RECOMMENDATION OF STREET NAMING COMMITTEE:

That the request of the residents of Clarellen Street in Tract No. 41168 that the street name be changed to Ponderosa Drive be denied.

City Engineer Bourbonnais, Chairman of the Street Naming Committee, advised that the latest information received by him indicates that 12 residents desire the street name change; 5 do not. Mr. Bourbonnais further advised that he had received a telephone call this date from an individual "extremely opposed" to the change in street name.

It was ascertained by Mayor Armstrong that no one was present on this item.

MOTION: Councilman Applegate moved to file Agenda Item 10c. His motion was seconded by Councilwoman Geissert.

Prior to roll call vote, Councilman Applegate expressed his opinion that if less than 100% of the residents desired the street name change, it should not be changed.

There being no objection to Mr. Applegate's motion to file the matter, it was so ordered.

10d. APPROPRIATION OF GAS TAX FUNDS FOR WESTERN AVENUE IMPROVEMENT:

RECOMMENDATION OF CITY ENGINEER:

That \$20,000 in 2106 Gas Tax Funds be appropriated for the improvement of Western Avenue between 195th Street and Del Amo Boulevard.

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

10e. APPROPRIATION OF GAS TAX FUNDS FOR IMPROVEMENT OF HAWTHORNE/
DEL AMO BOULEVARD INTERSECTION:

RECOMMENDATION OF CITY ENGINEER:

That your Honorable Body appropriate \$100,000 in 2106 gas tax funds for the improvement of Del Amo Boulevard at Hawthorne Boulevard as indicated on sketches of record.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable (Councilman Applegate ABSTAINED).

10f. PROPOSED VACATION OF PORTION OF PLAZA DEL AMO:

RECOMMENDATION OF CITY ENGINEER:

That the City Council approve and adopt the attached resolution declaring its intention to vacate said portion of Plaza Del Amo and setting March 19, 1985 as the date for the hearing thereon.

The above recommendation to set for hearing March 19 was duly noted by the Council.

Mayor Armstrong directed City Clerk Babb to read title to --

RESOLUTION NO. 85-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF PLAZA DEL AMO SOUTH OF CARSON STREET IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-55. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote.

10g. AWARD OF CONTRACT - CONSTRUCTION OF STORM DRAINS AT 183RD
STREET AND FALDA AVENUE AND AT YUKON AVENUE NORTH OF 182ND
STREET (B85-04):

At the request of Mayor Armstrong, City Engineer Bourbonnais provided clarification regarding the above award of contract recommendation.

City Clerk Babb read title to --

RESOLUTION NO. 85-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DECLARING THE LOW BID FOR CONSTRUCTION OF STORM DRAINS AT FALDA AVENUE AND 183RD STREET, AND AT YUKON AVENUE NORTH OF 182ND STREET, TO BE UNRESPONSIVE BECAUSE OF FAILURE TO ADDRESS CERTAIN ADDENDUM ITEMS; AWARDED THE BID TO THE SECOND LOW BIDDER; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT FOR THE CONSTRUCTION WITH GLAMUZINA CONSTRUCTION COMPANY; AND APPROPRIATING FUNDS FROM GAS TAX FOR THE SAID CONSTRUCTION

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-56. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. RESOLUTION RE AMENDMENT TO PROPERTY REHABILITATION LOAN AGREEMENT:

At the request of Mayor Armstrong, City Clerk Babb read title to --

RESOLUTION NO. 85-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THAT CERTAIN AGREEMENT AMENDING THE PROPERTY REHABILITATION LOAN AGREEMENT BETWEEN THE CITY OF TORRANCE AND BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-57. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

* * *

At 8:04 p.m., the Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, reconvening in **JOINT SESSION** with the City Council at 8:46 p.m. for purposes of a Joint Executive Session to be held at the close of this meeting. The regular Council agenda order was resumed at 8:46 p.m.

* * *

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15. HEARINGS:15a. HOUSING POLICY REPORT:

To be considered under Redevelopment Agency matters at the Agency meeting of March 5, 1985.

15b. CUP 84-74, WENDY'S OLD FASHIONED HAMBURGERS:

Mayor Armstrong announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction and operation of a fast-food restaurant at 20301 Hawthorne Boulevard. CUP 84-74, WENDY'S OLD FASHIONED HAMBURGERS.

Proof of publication was presented by City Clerk Babb and it was ordered filed, there being no objection.

Planning Commission and Planning Department recommend approval of the Conditional Use Permit and denial of the appeal.

Following staff presentation by Planning Associate Bihn, Mayor Armstrong invited the appellant to speak.

Mr. David Cox, 20317 Hawthorne Boulevard, owner of the adjacent parcel containing the State Farm Insurance building, reviewed the history of his site and his request for an access easement from Wendy's parcel because 1200 square feet of his property is landlocked and unusable. It was explained by Mr. Cox that the landlocked condition was caused by owners of the unfinished furniture store parcel on the other side of his property erecting a fence which blocked his access. Other problems and concerns enumerated by Mr. Cox (per correspondence of record) were: signage, drainage, potential loss of one parking space, and the proliferation of driveways in this area of Hawthorne Boulevard.

Representing owners of the Wendy's parcel, Mr. Ed Ferraro, 20555 Earl Street, advised that there had never been access to Mr. Cox's parcel by way of his client's property -- to grant a cross access easement as requested would cloud his client's property insofar as any potential future development is concerned. Mr. Ferraro further advised that any drainage problems experienced by Mr. Cox were preexisting and not caused by the Wendy's construction -- signage considerations will appropriately be addressed by the Environmental Quality Commission. Photographs of the properties under discussion were submitted by this speaker.

Next to speak was Mr. Parneli Jones, 20555 Earl Street, owner with Mr. Vel Militich of the property at 20301 Hawthorne Boulevard, requested that Mr. Cox's request for cross access be denied.

Desired staff clarification was provided relative to lot size and configuration, standard driveway width, etc. In response to City Attorney Remelmeyer's suggestion that an attorney might be consulted regarding possible access rights, Mr. Cox advised that he had been advised by counsel that such rights were not his in that the fence was erected prior to his signing the lease with an option to purchase the property.

There being no one else in the audience who wished to speak on this matter, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilman Walker moved for denial of the appeal and approval of the project on CUP 84-74, Wendy's Old Fashioned Hamburgers. His motion was seconded by Councilman Mock.

Prior to roll call vote, Councilman Applegate requested that staff address particular problems faced by Mr. Cox pertaining to curb modifications, etc. caused by the Wendy's development -- further, that consideration be given to the unique problems being faced by Mr. Cox regarding signage.

Councilman Walker's above motion was unanimously approved by roll call vote.

Mayor Armstrong requested that City Clerk Babb read title to --

RESOLUTION NO. 85-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A FAST-FOOD RESTAURANT IN THE C-5 ZONE AT 20301 HAWTHORNE BOULEVARD

CUP 84-74: WENDY'S OLD FASHIONED HAMBURGERS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-58. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

15c. CUP 84-70, D 84-25, PP 84-42, SENIOR INNS OF AMERICA (GEORGE HANSEN):

Mayor Armstrong announced that this was the time and place for City Council consideration of an administrative appeal of a Conditional Use Permit, Division of Lot and Precise Plan of Development to allow the construction of a full service senior citizen congregate care facility in the C-3 (PP) Zone near the northwest

corner of Torrance Boulevard and Henrietta Street.
CUP 84-70, D 84-25, PP 84-42, SENIOR INNS OF AMERICA (GEORGE HANSEN).

Proof of publication was presented by City Clerk Babb and it was ordered filed, there being no objection.

Councilman Wirth announced that he would abstain in consideration of this matter as his employer has a possible financial interest in the project. Mr. Wirth then departed from the Chambers.

Staff presentation was provided by Planning Associate Bihn, who noted Planning Commission and Planning Department recommendations for approval of the project.

Representing Senior Inns of America were: Mr. George Hansen and Mr. Jerry Alford, 2643 4th Avenue, San Diego, who reviewed the proposed project and demonstrated, with the aid of a model, sun angles and shadows as they would affect the adjacent properties.

Speaking in opposition to the project as presented were: William Roberson, 21017 Annrita Avenue; Werner, Barbara, Ted and Al Engel, 21013 Annrita Avenue; Don and Eleanor Thrane, 21009 Annrita Avenue; Theresa Wescott, 20722 Wendy Drive; and Sumner Power, 21014 Annrita Avenue.

Concerns voiced by these speakers included loss of sunlight and privacy; decrease in property values; insufficient parking; drainage problems; etc. It was recommended by certain of the above noted individuals that the proposed structure be moved closer to Torrance Boulevard, thus reducing the impact on those residences immediately to the north. Photographs and sketches disputing the proponent's claims regarding sunlight and shadow impact were submitted, as was a petition in opposition to the project containing some 45 signatures.

Recommending approval of the project was Mr. Larry Gitschier, 1303 Acacia, who pointed out the need for senior citizen housing in the City of Torrance.

Mr. Tim Crew, 2643 4th Avenue, San Diego, principal and one of the owners of Senior Inns of America, responded to concerns voiced regarding sun angles, shadow impacts, privacy and parking.

There being no one else in the audience who wished to speak, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker.

Prior to roll call vote on the closure, Councilman Walker inquired regarding the feasibility of moving the project closer

to Torrance Boulevard, and was advised by Mr. Crew that such a requirement would mean a complete redesign and costly time delay.

Councilman Applegate then suggested that the impact of multiple stories be moved from the north elevation (rear property line) and replaced on the east elevation away from nearby residential uses. Mr. Crew advised that this concept, too, would involve a complete redesign and would make the project economically unfeasible.

Roll call vote on closure of the hearing was unanimously favorable (Councilman Wirth abstained).

Councilwoman Geissert praised the concept presented, but noted her disapproval of the intense impacts on the neighborhood to the north -- the concerns expressed could, in Mrs. Geissert's opinion, be alleviated if the building were redesigned to back onto Torrance Boulevard with drives, entryway and parking facing to the north.

MOTION: Councilwoman Geissert moved to grant the appeal on CUP 84-70, D 84-25 and PP 84-42, SENIOR INNS OF AMERICA, and DENY THE PROJECT WITHOUT PREJUDICE. Her motion was seconded by Councilman Mock.

Prior to roll call vote, Councilman Walker indicated his concurrence with the project, as submitted, it being his opinion that this submittal can be compatible with those residential units to the north.

Councilman Applegate acknowledged the existing parking problems on Henrietta caused by students from Bishop Montgomery High School and employees of the Daily Breeze, and noted his opinion that a redesign to represent less of an impact on the neighborhood would be possible.

Councilwoman Geissert's above motion for DENIAL WITHOUT PREJUDICE carried by way of the following roll call vote.

AYES: COUNCILMEMBERS: Applegate, Geissert, Mock,
Nakano and Mayor Armstrong.

NOES: COUNCILMEMBERS: Walker.

ABSTAIN: COUNCILMEMBERS: Wirth.

Councilman Wirth returned to the Council Chambers at this time.

17. ADMINISTRATIVE MATTERS:17a. THREE YEAR EVALUATION OF GROUP W CABLE, INC:

Mayor Armstrong declared the public hearing open for purposes of obtaining public comment on the performance of Group W Cable, Inc. of Torrance.

MOTION: Councilman Applegate moved to concur with the recommendation of the City Manager and Cable Television Administrator to continue the subject public hearing to April 16, 1985, a 5:30 p.m. meeting. His motion, seconded by Councilwoman Geissert, carried without objection.

18. SECOND READING ORDINANCES:18a. ORDINANCE 3132:ORDINANCE NO. 3132

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT THE NORTH SIDE OF SKYPARK DRIVE APPROXIMATELY 1,400 FEET EAST OF MADISON STREET FROM P-1 TO M-2
ZC 84-6: HUGHES AIRCRAFT COMPANY

MOTION: Councilwoman Geissert moved for the adoption of Ordinance No. 3132, at its second and final reading. Her motion was seconded by Councilman Applegate and roll call vote proved unanimously favorable (Councilman Nakano ABSTAINED).

22. ORAL COMMUNICATIONS:

22a. Ms. Joan Kent, Transpacific Development Company, 21515 Hawthorne Boulevard, Suite 500, requested permission for a tethered hot air balloon ride at the ground breaking ceremonies of the commercial portion of the Park Del Amo Project.

MOTION: Councilman Applegate moved that the Council allow this extremely limited use subject to required insurance and indemnification and subject to the City Attorney's and City Manager's approval of conditions. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

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22b. Councilman Applegate expressed his pleasure at the recent action of U.S. District Court Judge James M. Ideman regarding the Garen/SOAR lawsuit.

22c. Councilwoman Geissert requested that contact be made directly with Dr. Heinsheimer of the AQMD Board regarding improving the response time between the City and the Air Quality Management District. Staff to follow through.

22d. Councilwoman Geissert proposed that, as a matter of Council policy, a question of whether or not a questionnaire should be distributed throughout the community at public expense by Commissioners, Councilmembers, or Commissions as a Body, be cleared by the City Council as a whole.

Councilwoman Geissert SO MOVED. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

22e. Councilwoman Geissert then proposed that the Council adopt a policy that sets of City mailing labels not be provided for individual Councilmember use unless approved by the City Council as a whole.

Councilwoman Geissert SO MOVED. The motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

22f. Councilwoman Geissert requested that the City Manager bring to the Council a proposal for setting up individual accounts for Councilmembers for mailings, postage, etc.

22g. Councilman Walker commented with favor on the Court's reaction to the SOAR lawsuit.

22h. Councilman Wirth announced that he will be attending a meeting on behalf of SCAG on March 12, regarding concerns related to proposed Federal budget cutbacks for transit assistance -- his attendance at the American Public Transit Association Legislative Conference during the same week was noted by Mr. Wirth.

22i. City Clerk Babb announced the resignation of a member of the Airport Commission and requested that April 23, be established as a date to fill that vacancy. Ms. Babb also requested that appropriate recognition be afforded Mr. Ernest Prevost for his contribution to the City at that same meeting. There were no objections, and it was so ordered.

22j. Mayor Armstrong commended City Attorney Remelmeyer for his handling of the Garen suit.

22k. Mayor Armstrong noted the possibility of a "Dark Council Night" on March 26, because of the National League of Cities Conference which will be attended by a number of Councilmembers.

22l. It was the request of Mayor Armstrong that the Council be provided an update of ongoing projects in the area of Planning and Engineering in the City.

22m. Mayor Armstrong requested that a Resolution of Policy of Intent be submitted for Council consideration re preservation of the downtown depot and the railroad bridge, and relegation of these structures to the list of places of historical significance.

22n. Ms. Lizbeth McDannel, 1905' Middlebrook Road, praised the Communicast Center offered by Group W (correspondence of official record).

22o. Mr. Don Smith, 1629 Juniper Avenue, AFSCME representative, requested assistance in providing appropriate and timely PERS health insurance to retirees. Personnel Manager Winer will follow through.

22p. Mr. Jim Cohleran, 2011 South Border Avenue, requested, and received, information regarding the City's Access Channel 19.

* * *

The Council returned to --

17b. EXECUTIVE SESSION:

The City Council, having remained in Joint Session with the Redevelopment Agency (see Page 7), Mayor Armstrong read the following statement into the record:

The City Council acting as the Redevelopment Agency will now recess to closed (executive) session for the purpose of conferring with and receiving advice from the Redevelopment Agency's counsel concerning the following:

Pending negotiations with Honda regarding the sale of property to Honda and regarding possible eminent domain proceedings to acquire 26 acres of land located in the East Torrance Industrial Redevelopment Project.

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Said closed session is being held pursuant to the provisions of Government Code Section 54956.9(c) and Section 54956.8.

The City Council will also recess to closed session to confer with the City Attorney regarding pending litigation concerning the Park Del Amo Project and the deed to the Madrona Marsh. This is being done pursuant to the provisions of California Government Code Section 54956.9(c).

The City Council will also recess to closed session to give instructions to the City Manager and his staff regarding negotiations with representatives of the Torrance Unified School District in connection with the acquisition by the City of the Greenwood School property site.

The City Council will also recess to closed session to give instructions to the City Manager and his staff regarding negotiations with Excellon Automation in connection with the lease by Excellon Automation of the old Nike Site at the Airport.

Authority for holding a closed session for this purpose is contained in California Government Code Section 54956.8.

At 10:54 p.m., a 5 minutes recess was called, followed immediately by a Joint City Council/Redevelopment Agency executive session. The Council/Agency returned at 11:20 p.m., and the following statement was read into the record by Agency Chairman Armstrong:

As announced earlier, this Agency adjourned to a closed session for the purpose of discussing the possible acquisition of certain real property and machinery, equipment and trade fixtures within the 26 acres bounded by Torrance Boulevard and Van Ness Avenue. Last week this Agency reviewed various appraisals of real property within the 26 acres and discussed the potential values of certain reversionary rights in the land. This week we reviewed various appraisals of machinery, equipment and trade fixtures, together with an analysis of which items were compensable and which were not.

Now, pursuant to the provisions of Section 7267.2 of the Government Code, this Agency is required to establish the amounts we find to be just compensation for the acquisition of land, buildings, machinery and underlying interests within the 26 acres, should this Agency determine to go ahead with the acquisition.

Therefore, based on the discussions we have had tonight, I will accept a motion.

MOTION: Mr. Applegate moved that the values for all real property set forth in the appraisals prepared by ROBERT E. OGLE and by DONAHUE & CO., INC., reviewed by the Agency in closed session last week, and the values of all compensable machinery, equipment and trade fixtures prepared by METROPOLITAN APPRAISAL COMPANY, reviewed by the Agency in closed session tonight, be approved; that those amounts be established as just compensation for the purchase of the real property and the compensable machinery, equipment and trade fixtures; and that the Executive Director of the Agency be authorized to issue offers to purchase the real property and the compensable machinery, equipment and trade fixtures located within the 26 acres bounded by Torrance Boulevard and Van Ness Avenue, which offers are to be contingent upon the adoption of a Resolution of Necessity by this Agency.

The above motion was seconded by Mr. Walker, and roll call vote was unanimously favorable.

* * *

At 11:22 p.m., the meeting of the Redevelopment Agency was duly adjourned.

* * *

City Manager Jackson recommended that the City Council concur and authorize the Mayor to enter into an agreement between the City of Torrance and Santa Fe Land Improvement Company and Torrance Investment Company allowing for the continuation of the condominium project in the Park Del Amo Project Area, subject to certain conditions agreed to by the developer.

Councilman Nakano SO MOVED. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

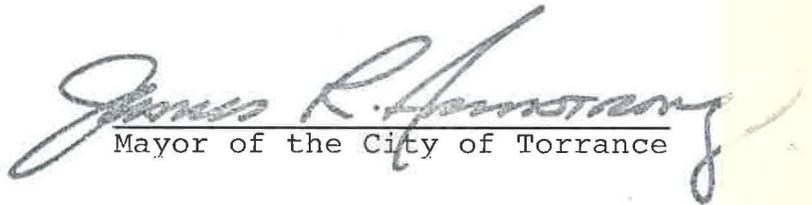
At 11:24 p.m., the meeting was regularly adjourned to March 5, 1985, at 5:30 p.m. Adjournment was dedicated to the memories of Ms. Phyllis Dembowski, Mr. Steven Bosze, and Mrs. Esther Mock.

#

Peggy Laverty
Minute Secretary

16.

City Council
February 26, 1985


Mayor of the City of Torrance


City Clerk of the City of Torrance