

## I N D E X

Torrance City Council - May 7, 1985

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Adjournment at 7:10 p.m.

Peggy Laverty  
Minute Secretary

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

May 7, 1985

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, May 7, 1985, at 5:30 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:

The salute to the flag was led by Ms. Frances Bryant.

The invocation for the meeting was provided by Father Jose Martinez, Nativity Catholic Church.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved for approval of the minutes of April 9, 1985, as recorded. His motion was seconded By Councilwoman Geissert, and roll call vote was unanimously favorable.

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5. 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, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

17b. APPROPRIATION FOR CONSULTANT SERVICES - Continued one week.

20c. AWARD OF CONTRACT B85-29 - Continued one week.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning & Design Committee  
May 8, 1985, 4:30 p.m.  
Subject: Hillside Ordinance

\* \* \*

Mayor Armstrong announced, with sadness, the passing of Mr. Jonathan Sargent, and requested that this meeting be adjourned in his memory.

\* \* \*

8. COMMUNITY MATTERS:

8a. PROCLAMATION declaring May 15, 1985, as "Peace Officer Memorial Day."

8b. PROCLAMATION proclaiming Saturday, May 11, 1985, as "National Fire Service Recognition Day."

8c. PROCLAMATION in observance of National Nursing Home Week the theme of which is "Celebrate Lifetime Achievements."

8d. PROCLAMATION proclaiming the week of May 4th through May 11th, 1985, as "Drinking Water Week."

8e. PROCLAMATION proclaiming May, 1985, as "Older Americans Month."

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Taken out of order:

21a. PROCLAMATION declaring the week of May 12 through May 18, 1985, as "Preservation Week."

SO PROCLAIMED BY MAYOR ARMSTRONG.

The Council now returned to --

8f. RECOGNITION OF FRANCES BRYANT AS RECIPIENT OF OLDER AMERICANS AWARD:

RECOMMENDATION:

The Senior Citizens Council and the Parks and Recreation Department recommend that your Honorable Body recognize Mrs. Bryant for her concern and dedication and present her with an appropriately inscribed plaque.

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

The Mayor presented a plaque to Mrs. Frances Bryant, honoring her for her outstanding volunteer service to the community. This recognition was gratefully received by Ms. Bryant.

8g. APPOINTMENT TO SENIOR CITIZENS COUNCIL:

RECOMMENDATION:

The Parks and Recreation Department recommends that your Honorable Body confirm the appointment of Mary Durringer as representative of the Hollywood Riviera Senior Citizens Club to the Senior Citizens Council.

MOTION: Councilwoman Geissert moved to concur with the above recommendation of the Parks and Recreation Department. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

8h. PRESENTATION TO TORRANCE UNIFIED SCHOOL DISTRICT:

RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR:

It is recommended that your Honorable Body present the grant monies (check in the amount of \$360,247.00) to the Torrance Unified School District for the purchase of cable television production equipment.

MOTION: Councilman Applegate moved to concur with the above staff recommendation. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

Present on behalf of Group W Cable were Mr. Larry Windsor, General Manager, and Mr. John Richette, Program Director, who together with Mayor Armstrong presented a check in the amount of \$360,247.00, to Mr. Paul Barstow, Curriculum Consultant, TUSD, and Ms. Fumiko Wasserman, School Board member.

Taken out of order at this time --

9b. ACCEPTANCE OF DONATION FROM THE MARRIOTT CORPORATION:

Mayor Armstrong presented a letter of appreciation to Mr. John Donald, General Manager of the Torrance Marriott, and Mr. Jeff Loo, Director of Human Resources at the Marriott, for that company's generous donation of \$1,000 to senior citizen and therapeutic recreation programs in the City of Torrance.

Considered next, out of order --

17b. APPROPRIATION FOR CONSULTANT SERVICES:

Mayor Armstrong noted the recommendation of the City Manager to hold Agenda Item 17b until the Council meeting of May 14, 1985, 7:00 p.m.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Wirth, and there being no objection it was so ordered.

The Council now returned to its regular agenda order.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. CHARLES H. WILSON PARK PHASE III COMPLETION:

RECOMMENDATION OF DIRECTOR OF PARKS AND RECREATION:

Since all of the contract items have been completed for Phase III of Wilson Park, and there are sufficient funds to cover the extra costs, it is the recommendation of staff that the City Council approve the final payment to Valley Crest Landscape, Inc. and accept the park work as completed.

MOTION: Councilman Applegate moved to concur with the above staff recommendation. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

9b. ACCEPTANCE OF DONATION FROM THE MARRIOTT CORPORATION:

See Page 4.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. LEVYING OF STREET LIGHTING ASSESSMENTS:

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

RESOLUTION NO. 85-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, LEVYING THE ASSESSMENT FOR THE NINTH YEAR (OF THE TWENTY YEAR PERIOD) BEGINNING JULY 1, 1985 AND ENDING JUNE 30, 1986. PURSUANT TO PROCEEDINGS UNDER RESOLUTION OF INTENTION NO. 77-133 ORDERING THE CITY CLERK TO TRANSMIT DIAGRAM AND ASSESSMENT TO THE COUNTY TAX COLLECTOR AND EMPOWERING SAID TAX COLLECTOR TO MAKE COLLECTION OF SAID ASSESSMENTS FOR THE SAID NINTH YEAR

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-106. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

10b. VACATION OF VINE AVENUE NORTH OF JEFFERSON STREET:

City Clerk Babb read title to --

RESOLUTION NO. 85-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF VINE AVENUE NORTH OF JEFFERSON STREET IN THE CITY OF TORRANCE

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-107. Her motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

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12. PLANNING AND ZONING MATTERS:12a. OKMAR OIL LEASE, STREET RIGHT-OF-WAY:

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

RESOLUTION NO. 85-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW A WAIVER OF CODE REQUIRED STREET IMPROVEMENTS IN CONJUNCTION WITH THE CONTINUED OPERATION OF AN EXISTING NONCONFORMING OIL WELL AT THE NORTHWEST CORNER OF 238TH STREET AND WALNUT STREET  
PP 84-5 (MOD.): OKMAR OIL COMPANY

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-108. Her motion was seconded by Councilman Walker.

Councilman Mock announced at this time that he would abstain in voting on this matter for reasons of record.

Mrs. Dee Hardison, 2024 West 236th Street, voiced her approval of the subject ordinance.

Roll call vote on the adoption of Resolution No. 85-108, was unanimously favorable (Councilman Mock ABSTAINED).

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. BID REJECTION FOR AUTOMATED BUILDING ENERGY MANAGEMENT SYSTEM:

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

RESOLUTION NO. 85-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REJECTING ALL BIDS RECEIVED ON BID NO. B85-25 (TO FURNISH AN AUTOMATED BUILDING ENERGY MANAGEMENT SYSTEM FOR CITY HALL AND THE CIVIC CENTER LIBRARY) AND AUTHORIZING STAFF TO REVISE SYSTEM SPECIFICATIONS AND TO REBID THE PROJECT

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MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-109. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

14a. JTPA FISCAL YEAR 1985/86 SUBCONTRACTS:

RECOMMENDATION OF PERSONNEL MANAGER:

It is recommended that your Honorable Body authorize staff to enter into negotiations with those vendors endorsed by the Private Industry Council.

MOTION: Councilman Applegate moved to concur with the above noted staff recommendation. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilwoman Geissert ABSTAINED as she is a member of the Board of Directors of the Switzer Center).

15. HEARINGS:

15a. PP 85-1, ELDON GRIFFIS:

Mayor Armstrong announced that this was the time and place for the continued public hearing of an appeal by the applicant of a Planning Commission denial of a Precise Plan of development to allow the remodeling of an existing shopping center and the construction of an office building on the shopping center parking lot located at the northeast corner of Van Ness Avenue and 182nd Street. PP 85-1, ELDON GRIFFIS.

Proof of Publication was presented and it was ordered filed, there being no objection.

Staff presentation was provided by Acting Planning Associate Gibson, who reviewed plan modifications which address previous Council concerns regarding (1) adequacy of fire access; (2) placement of trash enclosures; and (3) location of loading zone. Staff's recommendation for APPROVAL of the modified plan was noted by Mr. Gibson.

Mr. William Beverly, Hitchcock, Bowman, Schachter and Beverly, 21515 Hawthorne Boulevard, was present to represent the appellant. There were no questions at this time.

Mr. Robert Shitobata, 18042 Van Ness Avenue, reiterated his previously expressed concerns regarding the location of trash containers in the alleyway behind the building, and requested that they be moved elsewhere on the site. Mayor Armstrong clarified

for the benefit of this area resident that the trash containers are to be enclosed by walled, gated enclosures with appropriate landscaping; further, the proponent has advised that desired security of the trash areas will be maintained.

Mr. Beverly returned to request that any condition requiring the upgrading work be completed prior to issuance of building permits be changed to read "before issuance of a certificate of occupancy." Building and Safety Director Grippo indicated concurrence with this request.

There being no further audience comments, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

MOTION: Councilman Walker moved to concur with the staff recommendation for approval of the project, with Planning Commission conditions, including Condition #27: "That the Occupancy Permit for the new office structure shall not be issued until the balance of the upgrading program is completed to the satisfaction of staff."

The motion was seconded by Councilwoman Geissert with a comment. Mrs. Geissert noted that the issues raised by her at the April 30, Council consideration of this item, have been resolved to her satisfaction, per modified plans submitted. The concern of the neighbors immediately to the north, Mrs. Geissert acknowledged as a genuine one; however, she pointed out that there was no apparent alternative to the location of trash containers behind the building -- the masonry screening for the trash areas and the indication by the property owner that proper policing of the trash areas will be enforced are indications to Mrs. Geissert that the situation will be manageable.

There being no objection to the above motion, it was so ordered.

City Clerk Babb then read title to --

RESOLUTION NO. 85-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE REMODELING OF AN EXISTING SHOPPING CENTER AND THE CONSTRUCTION OF AN OFFICE BUILDING IN THE C3-PP ZONE ON THE NORTHEAST CORNER OF VAN NESS AVENUE AND 182ND STREET  
PP 85-1: ELDON GRIFFIS

MOTION: Councilman Walker moved for the adoption of Resolution No. 85-110, as amended. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. INVESTMENT REPORT - MONTHS OF JANUARY, FEBRUARY AND MARCH, 1985:

RECOMMENDATION OF CITY TREASURER:

It is recommended that the Council receive the subject investment reports for information only.

MOTION: Councilman Applegate moved to concur with the above recommendation of the City Treasurer. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

17b. APPROPRIATION FOR CONSULTANT SERVICES:

See Page 4.

17c. REQUEST FOR APPROPRIATION TO HIRE OUTSIDE ATTORNEYS:

RECOMMENDATION OF CITY ATTORNEY:

It is requested that the sum of Four-Thousand Dollars (\$4,000.00) be appropriated from the "General Fund Reserve for Contingencies" for the purpose of paying the cost of occasional, recurring outside criminal prosecution counsel.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17d. EXECUTIVE SESSION:

See Pages 10-12.

20. CONSENT CALENDAR:

20a. WHEELCHAIR RAMPS IN VARIOUS LOCATIONS (B84-34) - NOTICE OF COMPLETION:

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor.

20b. 1985 WEED ABATEMENT PROGRAM (B85-26) - AWARD OF CONTRACT:

RECOMMENDATION OF CITY ENGINEER:

It is recommended that the contract be awarded to Commercial Lot Cleaning Inc. and that all other bids be rejected.

20c. SANITARY SEWER ALONG DRIVE "C" (TRACT NO. 43319):

Held for one week.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, and 20b. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

21a. See Page 3.

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At 6:15 p.m., the City Council/Redevelopment Agency convened in joint session for purposes of an executive session to be held at the conclusion of Council business. Following conclusion of the Redevelopment Agency business at 6:16 p.m., the regular Council agenda was resumed as follows.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate announced that Vice Admiral Harry C. Schrader, Jr., Commander, Naval Surface Force, Pacific Fleet, will serve as Grand Marshal of the Armed Forces Day celebration.

22b. Councilman Nakano expressed concerns regarding the existence of business signs which are printed only in a foreign language, and requested that staff review the Sign Ordinance in this regard and return to the Council with a recommendation.

The Council now returned to --

17d. EXECUTIVE SESSION:

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

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of conferring with and receiving advice from the Redevelopment Agency's counsel concerning the following:

Acquisition by eminent domain proceedings of 26 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue, Torrance Redevelopment Agency vs. J.S. Enterprises, Inc., No. C-544996, Superior Court of Los Angeles County, et al.

The City Council, acting as the City Council, will 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.

The City Council will also recess to closed session to confer with the City Manager regarding the salaries, salary schedules and compensation of certain employee groups.

This closed session is being held pursuant to the following sections of the Government Code: 54956.8; 54956.9(a); 54956.9(c); and 54957.6.

At 6:20 p.m., the City Council/Redevelopment Agency recessed to a joint executive session, returning at 6:48 p.m., to make the following public announcement:

City Attorney Remelmeyer stated that the City Council will now recess to executive session to discuss under potential litigation and arbitration with AFSCME concerning working conditions, specifically agency shop provisions of the AFSCME contract. This arbitration has been agreed to by AFSCME and by the staff, but the Council has not yet sanctioned it. If the arbitration is unfavorable to either party, the losing party may appeal to the court, consequently there may be litigation under this matter.

This closed session is being held pursuant to Government Code Sections 54956.9(c) and 54957.6.

At 6:50 p.m., the City Council again recessed to executive session, returning at 7:07 p.m., to take the following action

REDEVELOPMENT AGENCY ACTION:

Clerk Babb read title to the following --

RESOLUTION NO. RA 85-18

RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF TORRANCE, CALIFORNIA,  
APPROVING AND AUTHORIZING EXECUTION OF A

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LOAN AGREEMENT BETWEEN THE REDEVELOPMENT  
AGENCY OF THE CITY OF TORRANCE AND THE  
CITY OF TORRANCE AND AMENDING THE AGENCY  
BUDGET FOR THE INDUSTRIAL REDEVELOPMENT  
PROJECT

MOTION: Mr. Applegate moved for the adoption of Resolution  
No. RA 85-18. His motion, seconded by Mr. Nakano, was unanimously  
approved by roll call vote.

CITY COUNCIL ACTION:

City Clerk Babb read title to --

RESOLUTION NO. 85-111

RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE, CALIFORNIA, APPROVING AND  
AUTHORIZING EXECUTION OF A LOAN AGREEMENT  
BETWEEN THE REDEVELOPMENT AGENCY OF THE  
CITY OF TORRANCE AND THE CITY OF TORRANCE  
AND APPROVING AN AMENDMENT TO THE AGENCY  
BUDGET FOR THE INDUSTRIAL REDEVELOPMENT  
PROJECT

MOTION: Councilman Applegate moved for the adoption of  
Resolution No. 85-111. This motion, seconded by Councilman Walker,  
was unanimously approved by roll call vote.

At 7:10 p.m., the Redevelopment Agency/City Council adjourned  
to May 14, 1985, 7:00 p.m. Adjournment was dedicated to the memory  
of Mr. Jonathan Sargent.

# # # # #

Peggy Laverty  
Minute Secretary

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Mayor of the City of Torrance

  
Clerk of the City of Torrance