

I N D E XTorrance City Council - July 16, 1985

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Adjournment at 9:35 p.m.

# # # # #

Peggy Laverty  
Minute SecretaryCity Council  
July 16, 1985

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

July 16, 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, July 16, 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:

Ms. Susan Rhilinger led in the salute to the flag.

The invocation for the meeting was provided by Pastor Jim Park, Seventh Day Adventist Church.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved to approve the City Council minutes of June 18, 1985, as recorded. His motion was seconded by Councilman Mock, 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 WITHDRAWN OR DEFERRED AGENDA ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee  
July 22, 1985 - 4:00 p.m.  
Subject: Senior Citizen Housing

\* \* \*

Mayor Armstrong announced, with sadness, the passing of Mr. Joe Sweeney and Col. Peter Walker, and requested that this meeting be adjourned in their memories.

\* \* \*

8. COMMUNITY MATTERS:8a. PRESENTATION TO FLORENCE FOREMAN:

Mayor Armstrong presented a plaque, on behalf of his colleagues on the Council, to Ms. Florence Foreman for her service to the Private Industry Council (PIC) and to the citizens of the City of Torrance. There was grateful acceptance by Ms. Foreman.

8b. PROCLAMATION declaring July 19, 1985 as "National P.O.W./M.I.A. Recognition Day":

SO PROCLAIMED by Mayor Armstrong.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ACQUISITION OF PROPERTY FOR SITING OF SMALL HYDROELECTRIC FACILITY:

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

RESOLUTION NO. 85-193

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND OROWEAT FOODS COMPANY TO ACQUIRE A PARCEL OF REAL PROPERTY OWNED BY OROWEAT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-193. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

10b. TRAFFIC SIGNAL CONTROLLER TESTING:

Deputy City Clerk Hong read title to the following --

RESOLUTION NO. 85-194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF A SERVICE AGREEMENT TO PROVIDE STATE TESTING OF 17 TRAFFIC SIGNAL CONTROLLERS

MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-194. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

10c. STUDY ON FRANCHISING COMMERCIAL REFUSE COLLECTION:

Staff presentation was provided by Administrative Specialist Rountree, per staff material of record, and the following recommendation was noted.

RECOMMENDATION:

It is the recommendation of the study team that franchising of commercial refuse collection should not be implemented in the City of Torrance at this time. Should your Honorable Body find merit in franchising and take action toward that end, the study team recommends that request for proposal be part of the process.

CITY MANAGER'S NOTE:

Since a decision of this magnitude affects the entire business community as well as a great number of refuse collectors, it is the suggestion of the City Manager that a public hearing be held so that these groups may be heard and contribute their input if the Council decides to pursue further for franchising commercial refuse collection.

Councilman Walker addressed points set forth in staff's report and clarified that it would never be his intent to have a franchised commercial hauler take over the residential refuse collection in the City of Torrance. Mr. Walker deemed the economic factor the most prominent consideration in the question of franchising and pointed out that in excess of \$500,000 per year would be generated for the City with such a step. Mr. Walker further noted that franchising of the commercial trash collection would allow the City control of scheduling; control of types of equipment used; control of noise generation; and the ability to provide better service.

The following motion was then offered.

MOTION: Councilman Walker moved to direct staff to draft a request for qualifications for an exclusive franchise of the collection of commercial refuse; basic qualifications to include, but not be limited to: company size, experience, financial strength, management accessibility, equipment, etc., exclusive of rates which would allow the Council to make an informed decision -- rates would be negotiated by staff with the most qualified company as chosen by the Council. Further, staff is directed to return the draft request for qualifications for Council review prior to dissemination to the refuse hauling industry.

The motion was seconded by Councilman Mock.

Council discussion then ensued.

Councilwoman Geissert spoke in opposition to an exclusive franchise noting that fees generated for the City will be passed along to the user -- further, this would foreclose on the right and discretion of businesses to go to competitive bidding and to deal with the firm of their choice. Mrs. Geissert pointed out that problems such as types of containers used, hours of pickup, etc., can be controlled by way of the Planning and Business License processes.

Opposition was also voiced by Councilman Applegate, who, in addition to concurring with Mrs. Geissert's above remarks, stated that the City would be "held captive" to an exclusive franchise arrangement and the people would pay for it.

Councilman Walker's motion carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Mock, Nakano, Walker; Wirth and Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate and Geissert.

Mayor Armstrong clarified that the above action dictates that the matter will return to the Council for consideration following further work by staff. The Mayor stated that it is not his intent, should this consideration go forward, to have the City cease residential collection.

Considered together --

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. REGULATION OF HABITATION ON PUBLIC STREETS:

21. ADDENDUM MATTERS:

21a. REGULATION OF HABITATION ON PRIVATE PROPERTY:

The following alternative ordinances presented for consideration under Item 13a (habitation on public streets) were noted, per staff written material.

Option "A" prohibits vehicle habitation except in the event of an emergency not exceeding twelve hours.

Option "B" allows vehicle habitation for not more than seventy-two (72) consecutive hours or a total of ten (10) days in a calendar year where parking is not otherwise prohibited.

Option "C" allows vehicle habitation identical to that provided for in Option "B" and adds a requirement that the resident obtain a guest permit for vehicle habitation from the City. The City in its discretion may grant or deny the request for a permit based on factors including, but not limited to, prior permits, traffic, parking and visibility. This could be handled by our normal permit procedures already in effect.

Councilman Applegate indicated his preference for Option "A", as, in his opinion, that option allows for the most immediate possible reaction to the problem at hand.

Option "B" was Councilman Wirth's choice, it being his opinion that Option "A" could be misused if there were an existing conflict in the neighborhood.

Voicing her concurrence with Option "A", Councilwoman Geissert opined that Option "B" would present enforcement problems.

Councilman Walker, at this time, favored Option "C" which, with some modification, would allow visitors to reside in their recreational vehicles for short periods of time providing appropriate permits are secured.

Mayor Armstrong pointed out that the options under consideration are all Emergency Ordinances, which will be modified further prior to the first reading in permanent form. The Mayor then requested Deputy City Clerk Hong to read title to OPTION "A", as follows --

EMERGENCY ORDINANCE  
Option "A"

ORDINANCE NO. 3146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE ADDING SECTION 61.6.31 TO THE  
TORRANCE MUNICIPAL CODE TO PROHIBIT THE USE  
OF STREETS, PARKS AND PARKING LOTS FOR  
HABITATION; AND DECLARING THE PRESENCE OF  
AN EMERGENCY

MOTION: Councilwoman Geissert moved to adopt Emergency Ordinance (Option "A") No. 3146 at its first and only reading. Her motion was seconded by Councilman Applegate.

Prior to roll call vote, audience comments were invited by Mayor Armstrong.

Mr. Ken Gaugh, 18206 Taylor Court, speaking on behalf of the homeless individuals living in vehicles in the City of Torrance, voiced his concerns for the issue of human rights and noted his opinion that all three options presented are unconstitutional in their present form.

Per Mr. Gaugh, Options "A" and "C" violate the privileges of Mooney's clause of the Federal Constitution and the Due Process and Legal Protection clauses of the State Constitution; Option "C" was noted by this speaker as being especially suspect as it grants any landowner or renter the arbitrary power to prohibit any homeless person from living within 100 feet of their residence. Further, the punishment for violation of any one of the options is, according

to Mr. Gaugh, clearly violative of the Cruel and Unusual Punishment clause of the Eighth Amendment of the Federal Constitution.

Option "B" was judged by Mr. Gaugh as a possible acceptable compromise if an exception is included to prohibit prosecution against individuals who, out of necessity, must live in their vehicles. Mr. Gaugh then referenced the case of People vs. Irna Benjamin, in which the Court held a Los Angeles City Ordinance prohibiting habitation of vehicles valid only if it excluded people who had to reside in their vehicles out of necessity.

It was the suggestion of this speaker that the Council not adopt any of the three options as presented, but instead redraft Option "B".

Council concerns for the homeless, as well as the need to address the current problem, were expounded by Councilman Wirth.

Councilman Mock requested that, when the regular ordinance is returned to the Council for adoption, an evaluation by the City Attorney as to the foregoing concerns expressed and the constitutionality of the ordinances be included.

Next to speak from the audience was Mr. Ed Greene, 3205 Onrado, who recalled particularly undesirable conditions surrounding an incident of vehicular habitation in his residential area some years ago. Mr. Greene recommended adoption of Option "A" at this meeting because of the enforcement capabilities inherent therein, and suggested that City staff then proceed with consideration of a more equitable solution.

Addressing remarks offered by the earlier speaker, Mr. Gaugh, Mayor Armstrong stated that it is not the purpose of this City Council to legislate against people for being poor -- the Council is not attempting to hurt people who are hurting, but rather, is attempting to deal with a problem of abuse.

Councilwoman Geissert's motion to adopt Emergency Ordinance 3146, Option "A", carried by way of the following roll call vote:

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

Re: 21a, Habitation on Private Property --

Mayor Armstrong requested Deputy City Clerk Hong to read title to --

EMERGENCY ORDINANCE

ORDINANCE NO. 3147

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 92.5.12 TO THE TORRANCE MUNICIPAL CODE TO REGULATE THE USE OF VEHICLES ON PRIVATE PROPERTY FOR HABITATION; AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilwoman Geissert moved for the adoption of Emergency Ordinance No. 3147 at its first and only reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

\* \* \*

At 6:25 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, returning to the Council Agenda at 6:27 p.m. (Note: The Agency remained in session for purposes of a Joint Executive Session to be held at the conclusion of Council business -- See Page 16).

\* \* \*

14. PERSONNEL MATTERS:

14a. JOB DESCRIPTION AND SALARY RANGE FOR MARKET MANAGER:

RECOMMENDATION:

The Civil Service Commission and City Management recommend that your Honorable Body approve the new class specification for Market Manager, and City Management recommends the adoption of the Supplemental Resolution establishing a salary range.

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

RESOLUTION NO. 85-195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES

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AND WORKING CONDITIONS FOR EXTERNALLY  
FUNDED AND LIMITED TENURE EMPLOYEES  
AMENDING RESOLUTION NO. 84-240

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-195. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. ASSIGNMENT AND SUBLEASE OF 94TH AERO SQUADRON LEASE:

Deputy City Clerk Hong read title to --

RESOLUTION NO. 85-196

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN ASSIGNMENT OF THE 94TH  
AERO SQUADRON LEASE TO SPECIALTY RESTAURANTS  
CORPORATION AND A SECOND AMENDMENT THERETO,  
AND APPROVING A SUBLEASE BETWEEN SPECIALTY  
RESTAURANTS CORPORATION AND DEAN RESTAURANTS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-196. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

\* \* \*

At 6:30 p.m., a brief recess was called by the Mayor. The Council returned to its regular agenda order at 6:40 p.m.

\* \* \*

17b. MADRONA MARSH DEDICATION:

Councilman Applegate announced that he would abstain in consideration of this item for reasons of record, and departed from the Council Chambers.

Mayor Armstrong called attention to the fact that alternative Resolutions "A" and "B" are presented for Council consideration, and invited the City Attorney to speak to the subject matter.

City Attorney Remelmeyer advised that, subsequent to publication of the staff material on this agenda item, certain changes to the language of Resolution "A", as previously recommended by the developer's attorney and by concerned citizens, have been worked out to the satisfaction of City staff.

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It was the recommendation of Mr. Remelmeyer that, should the Council decide in favor of Resolution "A" and the Settlement Agreement approach, that the matter be held to give staff an opportunity to further pursue the proposed change in language with the developer, with the matter to be returned to the Council in one week. Should the Council decide in favor of Resolution "B", Mr. Remelmeyer pointed out that, in that case, the matter will go to litigation.

Acknowledging the prudent course of action recommended by the City Attorney that Council hold the matter for one week, Councilwoman Geissert suggested that all proposed revisions be returned to the Council in writing with a legal analysis of same prior to final action. Mrs. Geissert also proposed that a special task force be designated consisting of the City Attorney, an attorney authorized to serve as spokesman for the developers, the Mayor, and representatives of concerned citizens' groups, to meet on this matter.

Following further discussion, it was determined by Mayor Armstrong that possible legal ramifications should be discussed in executive session before proceeding further.

\* \* \*

At 6:51 p.m., the Council recessed to executive session [pursuant to Government Code Section 54956.9(c)], returning at 7:16 p.m. (It should be noted that Councilman Applegate did **not** take part in the executive session discussion -- see Page 9 for his announcement of abstention).

\* \* \*

Following the return from executive session, City Attorney Remelmeyer recommended that, if the Council is unable to accept either Resolution "A" or Resolution "B" as presented, that they direct the City Attorney to meet with the developer in an effort to modify Resolution "A" in a mutually acceptable manner. Mr. Remelmeyer requested that he be given two weeks for return of the matter to the Council, rather than the one week earlier requested.

Noting her opinion that there has been a problem in the past with a direct line of communication in this matter, Councilwoman Geissert stated that she would support the City Attorney's above recommendation for revising the language of Resolution "A" to the satisfaction of the City Council and to the concerned public. However, in order to facilitate the entire process, the implementation of a task force consisting of the Mayor, City Attorney, developer's attorney and representatives of citizens' groups was suggested, the task force to meet several times during the two-week period prior to return of the matter to Council.

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Councilwoman Geissert SO MOVED. Her motion was seconded by Councilman Wirth. (NOTE: The motion was later amended -- see Page 13).

Prior to roll call vote, audience comments were invited by Mayor Armstrong.

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Ms. Georgean Griswold, President of Friends of Madrona Marsh, read aloud a statement (of record), the highlights of which were as follows:

Realizing the consequences of Resolution A, the Friends of Madrona Marsh strongly recommend that the City Council reject it and adopt Resolution B for the following reasons:

The major deficiencies of Resolution A are -

1. it introduces the potential for reversion of title which was not contained in the Development Agreement, Memorandum Of Understanding nor in any negotiations leading to both,
2. the City protection referred to by the City Manager and City Attorney on page 4, protection from State and Federal action over which the City has no control, is supposedly in paragraph 13 (pg. 15). But paragraph 13 contradicts itself and PROVIDES NO SUCH PROTECTION, due either to a drafting error or intent,
3. it offers the Marsh no protection from the City itself should there be a less responsive City Council.

Resolution B is the only acceptable solution to acquiring Madrona Marsh. Therefore, the Friends Of Madrona Marsh strongly urge rejection of Resolution A and adoption of Resolution B.

Furthermore, we support the City in legal efforts to enforce the Development Agreement via Resolution B and encourage the City to seek injunctive protection of the Marsh until the problem is resolved.

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Ms. Kay White, 645 Via los Miradores, urged adoption of Resolution "B" which has no reverter option. Ms. White requested that, should the Council decide to proceed with Resolution "A", she be included in the proposed task force.

\*

Mr. Sam Suitt read aloud a prepared statement expressing deep concerns regarding Resolution "A" because of the potential of reversion of the Marsh Title and because there is no protection provided for the Marsh from the City -- any provision which would put the Marsh at risk must be rejected, per Mr. Suitt.

Specific areas of concern in the Settlement Agreement were next addressed by this speaker as follows:

Paragraph 7: The City is signing a blank check in expressly assuming responsibility and consequences for actions over which the City has no positive control.

Paragraphs 3 and 14: These paragraphs establish that the rights of the Agreement are assignable which places the City in a position of possibly dealing with another agency which may not share the stated goals of this developer to protect and preserve the Marsh.

Paragraph 8: The Settlement Agreement does not specify the consequences should either the City or TIC fail to comply with the requirement for notification within 30 days of actions which could invoke the reversionary clause -- Mr. Suitt recommended that the rights to invoke that option should expire at the end of 30 days.

Paragraphs 9b and 9a: Paragraph 9b gives TIC protection from violations of the Agreement created by the initiative or referendum process; however, Paragraph 9a fails to afford that same protection to the City or to the Marsh.

Paragraph 13: The final clause of this paragraph, from the word "unless" to "thereby" contradicts itself, thus cancelling the effect of the entire paragraph. Provisions to protect the City should be expanded to include County Government and agents or executives of County, State and Federal levels of government, per Mr. Suitt.

Noting that there is a provision in Phase 2 of the development for replenishment of the Marsh from the runoff water in the sump, Mr. Suitt pointed out that the developer alone controls the time phasing of Phase 2 and if that development is delayed, the replenishment system for the Marsh is also delayed and the Marsh,

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consequently, dries up. This speaker strongly urged that the City not enter into any reversionary deed or conservation easement which would link ownership of the Marsh to its physical condition, and he recommended that the terminology in the Grant Deed and in the Settlement Agreement be revised accordingly.

It was next pointed out by Mr. Suitt that there are unmarked and unidentified differences between the June 18 version of the Settlement Agreement and the one under consideration tonight -- these changes should, in his opinion, be considered.

Mr. Suitt reiterated his previously stated position that reversion or reacquisition provisions were not part of the negotiations leading to the MOU or DA and should not be a part of this or any other Settlement Agreement. Council support in the preservation of the Marsh for the public, in perpetuity, was urged with the adoption of Resolution "B" and rejection of Resolution "A". Should legal redress be required to acquire the title to the Marsh, Mr. Suitt recommended that the City seek injunctive protection for the Marsh at once.

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Representing the developers, Mr. Guilford Glazer next addressed the Council, expressing outrage concerning the previous remarks. Mr. Glazer stated that the only way the preservation of the Marsh can be assured is through Resolution "A", and he requested that that Resolution be adopted with only one week's delay, rather than the two weeks now suggested. According to this speaker, ". . . there are big, major problems if it goes beyond a week for a final decision."

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City Attorney Remelmeyer advised that he would return in one week with the revised Resolution "A", **if at all possible**. Councilwoman Geissert **SO AMENDED HER MOTION**. The amendment was accepted by Councilman Wirth, as seconder of the motion, and roll call vote was unanimously favorable (Councilman Applegate ABSTAINED).

Mayor Armstrong requested that Mr. Bill Arrowsmith sit as a member of the task force, and reserved the option of possibly appointing two others from interested citizen groups.

Councilman Applegate returned to the Chambers at this time.

17c. EXECUTIVE SESSION:

See Page 16.

18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 3145:

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

ORDINANCE NO. 3145

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 88.7.12 TO THE TORRANCE MUNICIPAL CODE REQUIRING BUSINESSES AND PLACES OF PUBLIC ASSEMBLY TO HAVE AT LEAST ONE ON-PREMISES SIGN SETTING FORTH THE NAME AND THE STREET ADDRESS NUMBER IN ROMAN LETTERS AND ARABIC NUMERALS

MOTION: Councilman Applegate moved for the adoption of Ordinance No. 3145 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

21a. See Page 5.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted the August 2, YMCA Festival of Friendship dinner to be held at the Holiday Inn; the grand opening of the new YMCA facility to be at 10:00 a.m., Saturday, August 3.

22b. Councilwoman Geissert announced that the Torrance-Kashiwa Sister City Program received a special award recently at the Sister City conference held in Baltimore. Mrs. Geissert advised of the possible expansion of the Sister City program by way of an exchange of ideas in the economic and business communities of the Cities of Torrance and Kashiwa.

22c. Councilman Wirth expressed his sorrow at the recent passing of Mr. Joe Sweeney, noting that he will be sorely missed.

22d. Councilman Wirth announced that he will be absent from the Council meeting of August 6, and requested that the agenda be kept as light as possible for that meeting.

22e. Mr. Bob Fraser, 2325 Sonoma Street, President of Central Torrance Homeowners and member of the Project Area Committee of the Downtown Redevelopment Area, called attention to an increasing problem in his area of bicyclists riding on the sidewalk. Chief Nash will follow through.

22f. Ms. Joann Wilson, President of the Torrance Fiscal Employees Association, referenced correspondence, of record, previously submitted to the Council and requested serious consideration of the problem areas outlined.

22g. Miss Pauline Greer, 1320 Arlington Avenue, voiced appreciation for the Council's review of an earlier submitted petition regarding alleged incompatibility of proposed construction at 1337 Engracia Avenue, and provided an update regarding the project.

Referencing the substandard size of the lot at 1337 Engracia, Miss Greer stated that other property owners on Engracia were required to obtain a Variance for building additions -- the property owner at 1333 Engracia was not permitted to go beyond the established front yard setback; the owner of a vacant lot on Post Avenue was required to move his house back in order to maintain compatibility with the setbacks of other houses on the street.

Noting that the proposed construction at 1337 Engracia will cut off much of the light, air and view to her home, Miss Greer noted her belief that any building on a substandard size lot (such as 1337 Engracia) should require a Variance. Denial of the proposed addition was requested.

Other residents of this neighborhood who supported Miss Greer's comments were: Ms. Marianne Reese, 1333 Engracia, who stated that the proposed construction will cut off her view; and Ms. Janet Payne, 1318 Engracia, who pointed out that nowhere in the area is there a structure extending beyond the established setback for that particular street.

Representing the owner of the 1337 Engracia parcel (Mr. Jerry Alter) was Mr. Evan Peters, builder, 23305 Grant. Mr. Peters advised of Mr. Alter's intent to occupy the 1337 Engracia residence upon completion of the addition, and noted that Mr. Alter has consented to bring the addition one foot to the west to conform with sideyard setback requirements.

An exchange evolved between the principles in this matter and City staff, with an ultimate suggestion from Councilman Applegate that those involved meet with the City Attorney within the next day or two in an effort to mitigate the problem. There were no objections, and it was so ordered.

Mayor Armstrong also directed that the existing City Codes be reviewed for possible modification in such circumstances.

22h. Guests from Torrance's Sister City, Kashiwa, Japan, having arrived in the company of Mikko Haggott, were introduced by the Mayor --

Councilman Hideo Noguchi  
The Mayor's Head Secretary, Akira Tsuchida  
Councilman Noguchi's daughter, Masako Noguchi

A warm welcome was extended to these visitors.

The Council now returned to --

17c. EXECUTIVE SESSION:

Mayor Armstrong read the following statement into the record:

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

1. Acquisition of the Armco parking lot property at the southeast corner of Carson Street and Border Avenue;
2. Relocation claims for Silverlight Express, a tenant within the 25-acre acquisition area.

The City Council will also recess to closed session to confer with the City Attorney regarding the following:

1. Possible litigation concerning the Park Del Amo project and the deed to the Madrona Marsh;
2. Possible acquisition of the Greenwood School property site.

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

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

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At 8:45 p.m., the City Council/Redevelopment Agency of the City of Torrance recessed to Executive Session (the Redevelopment Agency had remained in session in anticipation of this Executive Session - see Page 8).

Councilman Applegate announced that he would abstain in consideration of the Madrona Marsh matter, and absented himself from the meeting room during that discussion.

At 9:32 p.m., the Agency/Council returned to take the following action as City Council.

At the Mayor's request, Deputy City Clerk Hong read title to the following resolutions:

(SUPPLEMENTAL #3)

RESOLUTION NO. 85-197

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  
ATTORNEYS ASSOCIATION

MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-197. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

RESOLUTION NO. 85-198

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH HOURS,  
WAGES AND WORKING CONDITIONS FOR RECURRENT  
POLICE RECRUITS FOR THE PERIOD STARTING  
JULY 7, 1985

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-198. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

RESOLUTION NO. 85-199

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH HOURS,  
WAGES AND WORKING CONDITIONS FOR  
EXTERNALLY FUNDED AND LIMITED TENURE  
EMPLOYEES FOR THE PERIOD STARTING  
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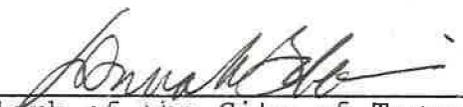
MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-199. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

At 9:35 p.m., the City Council/Redevelopment Agency adjourned to Tuesday, July 23, 1985, at 7:00 p.m.

Adjournment was dedicated to the memories of Mr. Joe Sweeney and Col. Peter Walker.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

18.

City Council  
July 16, 1985