

I N D E XTorrance City Council - July 23, 1985

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Adjournment at 11:05 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, July 23, 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:

Former Mayor Albert Isen 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 for approval of the City Council minutes of June 13, June 17, and June 25, 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 WITHDRAWN OR DEFERRED AGENDA ITEMS:

Item 15b: Mobil Oil Corporation Pipeline Franchise -- to be continued.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee
Met July 22, 1985, re Senior Housing Development
Report to be forthcoming by way of a Redevelopment Agency agenda item.

8. COMMUNITY MATTERS:8a. RESOLUTION HONORING NICHOLAS J. PAPPAS:

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

RESOLUTION NO. 85-200

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING NICHOLAS J.
PAPPAS AND CHAPTER 83, MENDED HEARTS, INC.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-200. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

The above resolution was presented by Mayor Armstrong to Mrs. Nicholas J. Pappas, who accepted this honor with gratitude in the name of her late husband.

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9. LIBRARY/PARKS AND RECREATION MATTERS:9a. EXCUSED ABSENCE - LIBRARY COMMISSION:RECOMMENDATION:

The Library Commission recommends that your Honorable Body grant Library Commissioner Lambert's request for an excused absence from the Library Commission Meeting of August 12, 1985.

MOTION: Councilman Applegate moved to concur with the above recommendation of the Library Commission. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. CONSULTANT'S AGREEMENT FOR FBO'S AND GENERAL AVIATION CENTER:

Deputy City Clerk Hong read title to the following --

RESOLUTION NO. 85-201

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT BETWEEN THE ARCHITECTURAL FIRM OF W. HAAS ASSOCIATES AND THE CITY OF TORRANCE FOR THE DEVELOPMENT OF A CONCEPTUAL DESIGN OF THE GENERAL AVIATION CENTER AND OF ARCHITECTURAL STANDARDS AND GUIDELINES FOR THE FIXED BASE OPERATOR DEVELOPMENT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-201, including an appropriation of \$106,000.00 from the Airport Fund to cover the project. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

The following was then offered by Councilman Wirth --

MOTION: Councilman Wirth moved to appoint the Chairman of the Airport Commission or, if necessary, his designee, as an Ex-Officio member of the architectural review team on this item and that, as such, he will be allowed to attend meetings as necessary for discussion of the project. His motion was seconded by Councilman Mock.

Councilman Applegate indicated his opposition, deeming such an assignment to be unusual, and further noting that the Department of Transportation, as staff for the Review Team, as well as the Commission, could keep the Airport Commission informed of

progress. Mr. Applegate stated that he is more comfortable with having this project follow the normal course of business, rather than involving the Chairman of a Commission directly in the design and construction of the building.

Concurrence with the motion was voiced by Councilwoman Geissert, who expressed her opinion that this would be a good form of keeping the lines of communication open. Mrs. Geissert stressed, however, that under no circumstances would she want this arrangement to delay the planning process.

It was Mayor Armstrong's comment that, although Councilman Applegate's point is well made, in this instance the exception to the rule is justified, in his opinion, by the need to ensure that there is a good, solid bond of communication.

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

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

NOES: COUNCILMEMBERS: Applegate.

10b. FY 1984-85 UMTA SECTION 9 GRANT CONTRACT:

At Mayor Armstrong's request, Deputy City Clerk Hong read title to --

RESOLUTION NO. 85-202

A RESOLUTION OF THE CITY OF TORRANCE
AUTHORIZING EXECUTION OF GRANT NUMBER
CA-90-X124 WITH THE URBAN MASS TRANS-
PORTATION ADMINISTRATION IN THE SUM OF
\$1,954,000

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-202. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10c. COUNTY AID-TO-CITIES FUNDS (1985-86 MAINTENANCE):

Deputy City Clerk Hong read title to --

RESOLUTION NO. 85-203

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REQUESTING AN ALLOCATION

AND PAYMENT OF COUNTY AID-TO-CITIES FUNDS FOR
THE MAINTENANCE OF SELECT SYSTEM STREETS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-203. Her motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

10d. FY 1985-86 TDA/STA CLAIM FOR TRANSIT FUNDING ASSISTANCE:

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

RESOLUTION NO. 85-204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AUTHORIZING THE FILING OF A CLAIM
WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF
GOVERNMENTS FOR LOCAL TRANSPORTATION FUNDS
UNDER SB-325 AND STATE TRANSIT ASSISTANCE
FUNDS UNDER AB-2551 FOR FY 1985-86

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-204. Her motion was seconded by Councilman Wirth.

Prior to roll call on the motion, Director of Transportation Horkay pointed out the successful efforts of his staff members in applying for Grant Fund assistance. This praise was underlined by Councilman Wirth.

10e. ALIGNMENT OF MONTEREY STREET BETWEEN MADRONA AVENUE AND
MAPLE AVENUE:

Councilman Applegate requested an opinion from the City Attorney as to his participation in this matter, in that he has abstained in consideration of the Park Del Amo development. City Attorney Remelmeyer advised that Councilman Applegate's participation in the matter of the subject street alignment would be appropriate.

Staff presentation was provided by Sr. C.E. Associate Perkins, who detailed, with the aid of slides, the various options proposed, noting staff's recommendation **against** Alternative A-2 as suggested by the Traffic Commission because of the additional land area which would be used by the street and its increased proximity to the Marsh.

Mr. Perkins noted staff's recommendation for adoption of Alternative A (cul-de-sac) modified per Alternate Variation A-1 to maximize on-street parking.

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During the ensuing Council discussion, it was suggested by Councilwoman Geissert that landscape buffering be incorporated in the northwesterly corner of the two pie-shaped pieces of land on the north side of existing Monterey Street (Alternative A-1).

Councilman Applegate voiced concurrence with the small parking lot concept, but not necessarily with Alternative A-1. Mr. Applegate suggested that staff investigate the possibility of right angle parking with sufficient room to allow vehicles to head out into the street, rather than having to back out.

Audience input was invited by Mayor Armstrong.

First to speak was Mrs. Mary Deane, 3210 Merrill Drive, who submitted a prepared statement of record, and voiced her opposition to the cul-de-sac concept. Mrs. Deane questioned the legality of providing a cul-de-sac without 100% neighborhood concurrence, and was advised by City Attorney Remelmeyer that any of the three alternatives would be legal -- Alternative C (2-way Monterey Street entering Toledo) would preserve the rights of the neighborhood to the maximum; Alternative A (cul-de-sac of Monterey Street) would preserve the rights to a minimum.

In response to further concerns voiced by Mrs. Deane, Mayor Armstrong directed the Planning and Building and Safety Departments to monitor the watering schedule of the Park Del Amo project in order to minimize the dust from that construction activity.

*

Ms. Georgean Griswold, President of Friends of Madrona Marsh, read aloud a prepared statement (of official record) dated July 23, 1985, indicating the Friends' recommendation for the adoption of Alternative A modified per Alternative A-1, with the addition of tree plantings as a traffic buffer.

*

The next speaker was Mr. Chester Smith, 3210 Merrill Drive, who addressed Councilman Applegate's concerns relative to the small parking lot, and recommended that the southerly curb be moved closer to Toledo Street by some five or six feet, providing for legal 90° parking under City of Torrance standards.

*

Mr. Ben Kenney, 3220 Merrill Drive, stressed the need for parking on Monterey for guests, deliveries, moving van access, etc., pointing out that the Merrill Drive entrance does not provide the

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needed parking, there being 20 feet of red curb at the entrance to their building. Mr. Kenney strongly urged adoption of Alt. A-2 as recommended by the Traffic Commission which would allow retention of parking on Monterey and would also provide easterly access to Monterey.

*

Ms. Joan Albritton, 3220 Merrill Drive, #12, stated that additional parking on Monterey is an "absolute must" for the 44 units at 3220 Merrill Drive.

*

Mr. Mike Schubach, 3220 Merrill Drive, reiterated his concerns of written record pertaining to environmental impacts represented by the proposed alignment of Monterey/223rd Street, and firmly maintained that a supplement to the EIR should have been prepared. Mr. Schubach noted his opinion that the intersection of Madrona and Monterey is a dangerous one and could, at some future time, represent litigation for the City. Consideration of the realignment of 223rd Street to the south was urged by this speaker, who also maintained that improper notification of the proposed plan was effected.

*

Responding to Mr. Schubach's statements regarding notification, Mayor Armstrong pointed out that the extension of Toledo (223rd) Street has been on the Master Plan as a contemplated program for more than ten years. He also noted that the matter under consideration at this time, rather than the alignment of 223rd Street, is the question of how Monterey should be dealt with (cul-de-sac or through street).

Council comments were forthcoming at this point.

Councilman Applegate indicated his preference for Alt. C-1 with modifications to provide for construction of a parking lot in the large pie-shaped area created by the curvature of Monterey at its connection with Toledo (223rd Street), thus allowing for vehicles to stop for offloading of groceries; moving van activities; etc. and would not result in any realignment of the existing plan for Toledo Street. Mr. Applegate stressed that it is imperative that Monterey be kept open for the convenience of the residents, and voiced his opposition to a cul-de-sac in that, in his opinion, that would divert more traffic onto Maple Avenue.

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The following motion was then offered.

MOTION: Councilman Applegate moved to approve Alternative Plan C-1, as modified to include the capability of right-angle parking.

The motion DIED FOR LACK OF A SECOND.

Councilman Walker was next to address the matter, stating his opinion that the ease of traveling westerly on Monterey to reach the shopping center would best be sacrificed in the interest of eliminating all of the shortcutting traffic which would undoubtedly result from the joining of Monterey and Toledo (223rd).

MOTION: Councilman Walker moved to approve Alternative A-1, as modified by staff, with the correction in the parking configuration as discussed. His motion was seconded by Councilman Mock. (Note: The motion was later amended - see below).

Noting her support of the above motion and her belief that the cul-de-sac concept will, although inconvenient, represent a protective measure for the residents in the condominiums, Councilwoman Geissert suggested that the design be modified to incorporate a loading area to the west of the proposed parking lot and to incorporate landscape screening to protect the adjacent residences from traffic noise. Mrs. Geissert also recommended that there be consultation with appropriate individuals to address, in the design phase, points presented regarding the rectangular parking area.

Councilman Walker accepted Councilwoman Geissert's above suggestions as an AMENDMENT to his motion. Councilman Mock, as seconder of the motion, also accepted the amendment.

Mayor Armstrong requested staff to look at the question of right angle parking to allow heading out instead of backing out. It was also the Mayor's request that staff maintain contact with Mrs. Deane to see if there is some consideration such as landscaping which might be employed to mitigate her concerns.

Councilman Walker's above motion AS AMENDED, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

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Deputy City Clerk Hong read title to --

RESOLUTION NO. 85-205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE MAKING FINDINGS AND DETERMINING
TO CLOSE A PORTION OF MONTEREY STREET
(ALTERNATE "A-1")

MOTION: Councilman Walker moved for the adoption of Resolution No. 85-205, as modified. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

11. POLICE AND FIRE MATTERS:

11a. RENEWAL OF POLICE/DIVERSION TREATMENT SERVICE CONTRACTS:

RECOMMENDATION OF CHIEF OF POLICE:

Our conclusion is that Juvenile Diversion is working for the City of Torrance. Perhaps the key to the Program's success has been the intense personal interest in each individual client's welfare. Program personnel, Police, Community Agencies and families are working together in an effort to assist a young person's growth into a productive law-abiding citizen with respect for himself and his community.

It is recommended that City Council approve these treatment service contracts so that needed assistance to our troubled youth and families can continue.

MOTION: Councilman Applegate moved to concur with the above recommendation of the Chief of Police. His motion, seconded by Councilman Nakano, carried without objection.

Lt. Lee Turner introduced Ms. Donna Bone, the new Diversion Coordinator for the Department.

15. HEARINGS:

15a. V 71-2 (MOD.) BRENT HORNOR:

Considered later - see Page 10.

15b. MOBIL OIL CORPORATION PIPELINE FRANCHISE:

Mayor Armstrong announced that this was the time and place for the public hearing in the matter of the extension of the

Mobil Oil Pipeline Franchise. The recommendation of the City Attorney to continue the matter to August 6, 1985, with adoption of the Emergency Ordinance extending the term of the franchise for three additional months was noted by the Mayor.

MOTION: Councilman Wirth moved to continue Item 15b to August 6, 1985, a 5:30 p.m. meeting. His motion, seconded by Councilman Mock, carried without objection.

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

ORDINANCE NO. 3148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR THREE MONTHS THE TERM OF A PIPELINE FRANCHISE PREVIOUSLY GRANTED TO MOBIL OIL CORPORATION BY ORDINANCE NOS. 351 AND 529; AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Applegate moved for the adoption of Emergency Ordinance No. 3148, at its first and only reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

* * *

At 8:20 p.m., a brief recess was called. The Council reconvened at 8:30 p.m.

* * *

The Council now returned to --

15a. V 71-2 (MOD), BRENT HORNOR:

Mayor Armstrong announced that this was the time and place for consideration of a request for approval of a Modification of a previously approved Variance to allow the operation of a video rental store in an existing building in the RP (Residential Professional) zone at 23030 Crenshaw Boulevard. V 71-2 (Mod), BRENT HORNOR.

Proof of Publication was presented by Deputy City Clerk Hong, and it was ordered filed, there being no objection.

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Noted: Planning Commission recommends approval of the request, subject to conditions. Planning Department recommends denial of the request.

Acting Planning Associate Gibson requested, should the Council approve the subject Variance request, that a condition be added specifying that the Modification would expire in 1991 with the original Variance.

Mayor Armstrong invited the proponent to speak -- there was no response.

During the ensuing Council discussion. Councilwoman Geissert expressed concerns regarding the ability of the City to effect needed improvements on the site, it having been her observation that the proponent is already using the property in the manner for which he requested the Variance modification. Acting Planning Associate Gibson advised that staff would work with the applicant in a "good faith effort" -- if improvements such as trash enclosure, etc., are not accomplished, the matter will be returned to the Council for further consideration.

Referencing Condition 2: "That no additional equipment or antennae (excepting the existing satellite antennae) shall be installed on the roof of the structure;" Councilwoman Geissert requested that the words or in the parking lot be added.

There being no one 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 Applegate moved to concur with the recommendation of the Planning Commission with all conditions, modifying Condition #2 to add the words or in the parking lot.

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

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

RESOLUTION NO. 85-206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A MODIFICATION OF A PREVIOUSLY APPROVED VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A VIDEO RENTAL STORE IN AN EXISTING BUILDING IN THE R-P ZONE AT 23030 CRENSHAW BOULEVARD
V 71-2 (MOD.): BRENT HORNOR

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MOTION: Councilman Applegate moved for the adoption of Resolution No. 85-206, as amended. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

15b. MOBIL OIL CORPORATION PIPELINE FRANCHISE:

See Page 9.

15c. FEDERAL REVENUE SHARING:

Mayor Armstrong announced that this was the time and place for the public hearing on the use of Federal Revenue Sharing funds.

An affidavit of publication was presented by Deputy City Clerk Hong. Councilman Applegate MOVED that it be received and filed. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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

MOTION: Councilman Applegate moved to concur with the recommendation of the City Manager that the Council "conduct a public hearing to discuss and authorize the appropriation of \$233,280 which consists of equipment and data processing enhancements."

This motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

* * *

At 8:37 p.m., the City Council convened in joint session with the Redevelopment Agency.

The following Council agenda item was considered during the joint session --

17. ADMINISTRATIVE MATTERS:

17a. ADVANCEMENT OF FUNDS - ACQUISITION OF ARMCO PROPERTY:

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

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RESOLUTION NO. 85-207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE ADVANCEMENT OF FUNDS FROM THE GAS TAX FUND AND THE GENERAL FUND RESERVE FOR REDEVELOPMENT ACTIVITIES TO THE REDEVELOPMENT AGENCY FOR THE PURPOSE OF PURCHASING CERTAIN PROPERTY

MOTION: Councilman Nakano moved to adopt Resolution No. 85-207. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

At 8:42 p.m., the regular Council agenda order was resumed, the Agency/Council remaining in joint session for purposes of a joint executive session to be held at the conclusion of Council business (see Page 17).

* * *

17b. EXECUTIVE SESSION:

See Page 17.

20. CONSENT CALENDAR:

- 20a. CONSTRUCTION OF 6" AND 12" WATER MAIN in Alley West of Crenshaw Place and in Crenshaw Place North of 190th Street (B85-40) - AWARD OF CONTRACT.

RECOMMENDATION OF WATER SYSTEM SUPERINTENDENT:

That the contract be awarded to C and B Engineering and all other bids be rejected.

- 20b. AWARD OF ANNUAL CONTRACT - To furnish City requirements for Xerographic "NCR" type, and other miscellaneous printing papers.

REF. Bid No. B85-37

ANTICIPATED EXPENDITURE: \$56,159.64.

RECOMMENDATION OF PURCHASING AGENT/BUYER:

It is recommended that Council award the following contracts to the low bidders for each item as follows:

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1. Recommend a contract award be made to the La Salle Paper Company of Los Angeles, for Bid Item Nos. 1,2,12-16,32-59,61-67, in the total anticipated amount of \$10,216.39 including tax.
2. Recommend a contract award be made to the Butler Paper Company of City of Industry, for Bid Item Nos. 3-8,10,11,17,18,23,26,28, 29,31,59,69,70, in the total anticipated amount of \$9,738.15 including tax.
3. Recommend a contract award be made to the Xerox Corporation of Long Beach, for Bid Items Nos. 19-22,24,27,30, in the total anticipated amount of \$19,387.26 including tax.
4. Recommend a contract be made to the Unisource Corporation of City of Commerce, for Bid Item Nos. 60 and 68 in the total anticipated amount of \$2,120.84 including tax.
5. Recommend a contract be made to Kirk Paper Company of Los Angeles, for Bid Item No. 9 for the total anticipated amount of \$14,697.00 including tax.

- 20c. AWARD OF CONTRACT - Re: Purchase of a budgeted-replacement new street sweeper as a "Cooperative Purchase" with the City of Ventura.
 Ref. Ventura Contract #P85-2321
 EXPENDITURE: \$69,354.93.

RECOMMENDATION OF PURCHASING AGENT:

It is staff's recommendation that Council authorize the purchase of a new 1985 budgeted "mobile" street sweeper utilizing a contract price previously submitted to the City of Ventura earlier this year (as a "cooperative purchase") and that Council award a contract for the purchase of the sweeper to the Nixon-Egli Equipment Company, the sole Southern California dealer, in the previously bid amount of \$65,122.00 plus tax (or \$69,354.93 including tax).

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

22. ORAL COMMUNICATIONS:

- 22a. Councilman Applegate noted the August 3, dedication of the YMCA's new fitness center.

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22b. Councilman Wirth requested that staff provide the following information:

- o Councilmanic salaries and compensation for expenses from cities comparable to the City of Torrance;
- o Councilmanic salaries for General Law Cities in the State of California;
- o Information on action or potential action taken by the City of Torrance in past years dealing with Councilmanic salaries.

22c. Former Mayor Albert Isen, 4539 Vista Largo, addressed the Council regarding the question of a commercial trash hauling franchise in the City of Torrance (reference Agenda Item 10c, City Council minutes of July 16, 1985). Mayor Isen indicated his strong opposition to such a franchise, deeming the resultant loss of control "devastating."

Mayor Armstrong responded to concerns voiced by this speaker, affirming that no action of this type will go forward without benefit of the public hearing process and without benefit of competitive bidding -- no one will be foreclosed from consideration. The Mayor stressed that the City, at this time, is in a "pre-study mode" and is NOT committed to any specific action.

Mayor Armstrong requested that the packet of information being assembled by the City Manager be shared with Mr. Isen. Councilman Wirth requested that the City Manager's report include a survey of cities with trash hauling franchises.

22d. Mrs. Janet Payne, 1318 Engracia Avenue, read the following statement into the record:

SUBJECT: Incompatibility of proposed structural additions to the residence at 1337 Engracia Avenue

The new City Slogan is "A Balanced City"

We have come to experience a great deal of pride in the balance of our city, how it is run, and the degree of citizen involvement.

Over 900 structures "have stood the test of time" in historic downtown Torrance.

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Our laws seem to be based on precedent, judgement and wisdom. The precedence has been established with a 65 year history of compliance to an unwritten standard. It would seem that the wisdom of this city would utilize the history of this compliance of these 900+ structures as a basis for current and future judgements.

No records show this "passing on" of stories that residents have been willing to honor their neighbors wishes and be willing to cooperate with this time honored established compatibility setback.

A tour of our area is all the recorded proof that is necessary to support our viewpoint.

We once again call your attention to Section 92.21.4 of the Code.

Any building or structure shall conform in size, type of construction or location on the premises and to the general character of the buildings or structures in the particular zone in which the same is located, as such zone is described in the Zoning Ordinance and/or maps of the City, and shall conform to the general character of the buildings or structures in comparable areas or zones in said City.

There is total clarity to the residents of Engracia, and many other areas, as to the precedence this code enforces.

* * *

Mrs. Payne requested that a study be done in historic Downtown Torrance pertaining to line-of-sight setback.

Councilwoman Geissert indicated her desire to see a survey of the residential streets in the Downtown area with consideration of a possible overlay which would effect a single issue, such as line-of-sight setbacks.

22e. Mr. John Alter, 1507 El Prado, outlined the steps taken by his parents, owners of the property at 1337 Engracia, in their plans to remodel that residence. This speaker indicated that the information as to the proposed remodeling project was shared with neighbors as early as the first weekend in May.

22f. Miss Pauline Greer, 1320 Arlington Avenue (immediately adjacent to the 1337 Engracia property) reviewed her concerns and those of her neighbors regarding the proposed construction at 1337 Engracia, and its impact on the entire area. Miss Greer requested, as a matter of record, that the construction plans

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be revised to correctly indicate that a garage is NOT being proposed in the front setback area and that Code requirements will be properly met.

Mayor Armstrong assured this speaker that no one is allowed special consideration at variation with the existing laws.

22g. Mrs. Reis (resident of 1333 Engracia), stated that when she was approached regarding construction plans at 1337 Engracia, she was asked only about an addition to the rear of the structure, not in front, as is presently proposed.

22h. Mr. Evan Peters, 23305 Grant Avenue, builder for the project at 1337 Engracia, advised that corrections as requested by the City have been made on the plans, which are ready at this time for resubmittal for new permits. Mr. Peters stated: "As of now there cannot be a garage put in there any time in the future -- it will not meet any kind of requirements."

* * *

The Council now returned to --

17b. EXECUTIVE SESSION:

The Redevelopment Agency/City Council having remained in joint session (see Page 13), Mayor/Chairman 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. Pending litigation concerning eminent domain proceedings of 26 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue (Redevelopment Agency v. J. S. Enterprises, Inc., et al Superior Court Case No. C544996, et al).

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.

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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(a); 54956.9(c) and 54957.8, 54957.6.

NOTE: Mr. Applegate announced that he would abstain during discussion of the Madrona Marsh matter and absented himself from the meeting room during that consideration.

At 9:50 p.m., the City Council/Redevelopment Agency of the City of Torrance recessed to joint executive session, returning at 10:57 p.m., to take the following Council action:

MOTION: Councilman Applegate moved to concur in principle with the Memorandum of Intent with the Torrance Fiscal Employees Association. His motion, seconded by Councilman Wirth, was unanimously approved by roll call vote.

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

RESOLUTION NO. 85-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE INSPECTION AND ENFORCEMENT ASSOCIATION FOR THE PERIOD FROM JULY 7, 1985 TO JULY 1, 1986

MOTION: Councilman Applegate moved for the adoption of Resolution No. 85-208. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Deputy City Clerk Hong then read title to the following:

RESOLUTION NO. 85-209

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES FOR THE PERIOD FROM JULY 7, 1985 TO JULY 1, 1986

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MOTION: Councilman Applegate moved for the adoption of Resolution No. 85-209. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

At this time, City Attorney Remelmeyer recommended, with regard to the dispute between the City and the Torrance Unified School District over the purchase by the City of the Greenwood School site, under the provisions of the Naylor Bill, that the City Council appropriate a sum not to exceed \$25,000.00 from the Unappropriated Reserve to hire the firm of Richards, Watson, Dreyfuss and Gershon to represent the City in that matter.

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

City Attorney Remelmeyer then recommended that the Council authorize the City Attorney, through the law firm of Richards, Watson, Dreyfuss and Gershon, to file a petition with the court for an Injunction to keep the School District from going ahead and selling the Greenwood School site on the open market rather than selling it to the City, and also a suit for Declaratory Relief to interpret the Naylor Bill.

Councilwoman Geissert SO MOVED. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

* * *

At 11:05 p.m., the City Council/Redevelopment Agency adjourned to July 30, 1985, a 5:30 p.m. meeting.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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