

I N D E XTorrance City Council - September 10, 1985

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Adjournment at 10:45 p.m.

# # # # #

Peggy Laverty  
Minute SecretaryCity Council  
September 10, 1985

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

September 10, 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, September 10, 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:

Mr. Larry Gitschier led in the salute to the flag.

The invocation for the meeting was provided by Captain Ray Nelson, Salvation Army.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved for approval of the minutes of August 13, 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:

MOTION: Councilwoman Geissert 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 WITHDRAWN OR DEFERRED AGENDA ITEMS:

13b. S85-13: Appeal of Denial of Pole Sign, Aloha Television -- Held for two weeks.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming September 16th through 20th, 1985, as "Rideshare Week."

8d. PROCLAMATION proclaiming September 17th through 23rd, 1985, as "Constitution Week."

SO PROCLAIMED BY MAYOR ARMSTRONG.

8b. PRESENTATION OF BEAUTIFICATION AWARDS:

Chairman of the Torrance Environmental Quality and Energy Conservation Commission, Mr. Jim Aviani, presented the 1985 Beautification Awards as follows:

Residential Land Use	Sandra & John Nash 23200 Dana Avenue
	Pat & Richard Hatoaka 18536 Gramercy
Commercial Land Use	F.A.B. Industries 23400 Hawthorne Boulevard
Industrial Land Use	S. & C. Oil Co., Inc. 2425 228th Street

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Redevelopment	El Prado Limited Partner- ship 1331 - 1343 El Prado
Special Category	North High School 3620 West 182nd Street

8c. RECOGNITION OF VOLUNTEER SERVICE TO THE CITY'S OFFICE OF CABLE COMMUNICATIONS:

Mayor Armstrong, on behalf of his colleagues on the Council, presented certificates of recognition to the following individuals for volunteering their professional services to the City of Torrance Office of Cable Communications.

Ty Thomas  
Adrian Drake  
Pat Newton  
Tim Forsyth  
Pam Kimmel  
Sandy Durant  
Bob Lorenz  
Kathy Cooper  
Gil Hill  
Warren Draper

8d. Considered earlier - see Page 2.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ENCROACHMENT AGREEMENT AT 500 VIA MONTE D'ORO:

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

RESOLUTION NO. 85-263

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED SEPTEMBER 10, 1985 BETWEEN THE CITY OF TORRANCE AND RICHARD M. AND NANCY H. HOLLAHAN, PERMITTING THE ENCROACHMENT UPON THE PUBLIC RIGHT OF WAY OF VIA MONTE D'ORO AND CALLE DE CASTELLANA FOR A FENCE

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-263. Her motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

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10b. ENCROACHMENT AGREEMENT AT 429 VIA LOS MIRADORES:

City Clerk Babb read title to --

RESOLUTION NO. 85-264

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED SEPTEMBER 10, 1985 BETWEEN THE CITY OF TORRANCE AND D. RALEIGH AND MARY HARRIS, PERMITTING THE ENCROACHMENT UPON THE PUBLIC RIGHT-OF-WAY OF VIA LOS MIRADORES FOR A SLUMPSTONE BLOCK WALL

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-264. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

10c. PROPOSED VACATION OF TWO ISOLATED STREET EASEMENTS:

At Mayor Armstrong's request, City Clerk Babb read title to the following Resolutions --

RESOLUTION NO. 85-265

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF AN UNUSED 30 FOOT WIDE STREET EASEMENT ON LOT 30 OF TRACT NO. 2895

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-265. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

RESOLUTION NO. 85-266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF UNUSED 30 FOOT WIDE BY 25 FEET LONG STREET EASEMENT ON LOT 16 OF TRACT NO. 3218

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-266. This motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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10d. SENATE BILL 821 FUNDING FOR FY 1985-86:

At Mayor Armstrong's request, City Clerk Babb read title to the following --

RESOLUTION NO. 85-267

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF TRANSPORTATION TO APPLY FOR FY 1985-86 BICYCLE AND PEDESTRIAN FUNDS AS AUTHORIZED UNDER SB-821 AND APPROVING THE ADOPTION OF A SIDEWALK PROJECT ALONG THE ROUTE OF THE CRENSHAW BOULEVARD BIKEWAY

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-267. Her motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. S71-49 (REV V) SIGN APPEAL - JENNY'S HALLMARK SHOP:RECOMMENDATION:

The Torrance Environmental Quality and Energy Conservation Commission, and the Building and Safety Department staff recommend DENIAL of the appeal.

Staff presentation, with the aid of slides, was provided by Environmental Quality Administrator McElroy, who reinforced the recommendation of staff and the Commission that this sign conform with the previously approved sign program for the Center. Ms. McElroy explained that the proponent's request would represent a change in approved script, as well as size.

The proponent, Mr. Jeffrey Schlichter, urged approval of the Hallmark logo, as requested.

Following a brief Council discussion and clarification, as desired, from staff, action was taken as is indicated below.

MOTION: Councilman Walker moved to concur with the above recommendation of staff and Commission for DENIAL of the appeal. His motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Wirth

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Councilman Wirth clarified his negative vote in that, in his opinion, the Hallmark logo script would not be detrimental to the overall sign program for the Center, this being a somewhat unique situation with a widely recognized logo.

Councilman Applegate suggested that appropriate directional sign modification would be desirable in certain areas of the Center in which some traffic confusion is now experienced.

13b. S85-13 SIGN APPEAL - ALOHA TELEVISION:

There being no objection, this agenda item was ordered held for two weeks to the Council meeting of September 24, 1985.

15. HEARINGS:

15a. PP 85-10, RAUJI PATEL:

Mayor Armstrong announced that this was the time and place for the continued public hearing of an administrative appeal of a Planning Commission approval of a Precise Plan of Development to allow a first- and second-story addition to an existing single-family residence located in the Hillside Overlay District in the R-1 zone at 25623 Amber Leaf Road. PP 85-10, RAUJI PATEL.

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

The Planning Commission and Planning Department recommend approval of Precise Plan 85-10.

Following staff presentation by Planning Associate Gibson, the proponent was invited by Mayor Armstrong to speak.

Mr. Dara Commissariat, architect for the subject project, described the proposal and submitted a letter (of record) signed by neighbors who do not object since the lowering of the roofline to 21 feet. Responding to Council inquiries, this speaker advised that there is one family living at the subject address (three generations); no separate outside entrance is proposed; and a single-story addition was not considered because of the existing combination spa and pool.

Speakers opposed to the project addressed the Council in the following order:

- o Mr. Dan Watschke, 2841 Sunnyglen Road - submitted photographs and petition.

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- o Mr. Joel Miller, 2850 Misty Morning Road - submitted photographs and deemed the size of the addition a major intrusion on neighboring properties.
- o Mr. Ken Mayeda, 2845 Sunnyglen Road - submitted photographs and advised that all neighbors except one who abut the subject lot oppose the project.
- o Mr. Kenzo Kaneda, 2837 Sunnyglen Road - objected to size and location of the addition which will negatively impact privacy and views for the neighbors.
- o Mr. Ronald Halfaker, 2849 Sunnyglen Road - objected on the grounds of view, and maintained that the proposed design violates the concept of the tract developer with regard to land/building ratio.
- o Mr. Chuck Chambers, 2941 Briarwood Drive, President of the Country Hills Homeowners Association - advised that the Association approved the plans strictly based on the aesthetic value, as permitted by their CC&R's, and suggested that controversy surrounding this matter should be covered under the Hillside Ordinance.
- o Mrs. Nancy Watschke, 2841 Sunnyglen Road - speaking on behalf of neighbors, opposed the project based on the second story.

The architect returned to submit additional photographs for Council review and advised that the applicant is willing to plant trees and shrubs for screening purposes along the wall.

There being no one else who wished to speak on this item, Councilwoman Geissert moved to close the hearing. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Councilman Walker noted his opinion that Mr. Patel has put forth a substantial effort in attempting to mitigate the impact on his neighbors -- by Code he can go up 35 feet; the proposal is for less than 22 feet -- further, windows have been removed to accommodate the privacy issue. With the proper landscaping this project would, in Mr. Walker's opinion, fit into the neighborhood, and he offered the following:

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department and Planning Commission for approval of PP 85-10, with conditions. His motion was seconded by Councilman Applegate.

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Prior to roll call vote, Councilwoman Geissert pointed out the difference in elevations of the lots in this area, as well as the varied configurations of same. The deep rear yard of the subject parcel would, in Mrs. Geissert's opinion, accommodate a substantial single-story addition, thus alleviating the distinct intrusion on at least two of the houses along Sunnyglen Road.

A SUBSTITUTE MOTION was then offered by Councilwoman Geissert to grant the appeal and DENY the project WITHOUT PREJUDICE. Her motion was seconded by Councilman Nakano.

Council discussion continued.

Councilman Applegate pointed out that this proposal was deemed unacceptable at the 27-foot height and with windows overlooking neighbor's yards -- the height has been reduced and those windows removed in a concerted effort by the property owner to mitigate the potential intrusion. There is no guarantee of absolute privacy in any home, and, considering the efforts put forth in this case, Mr. Applegate indicated his support of the original motion.

Mayor Armstrong then called for roll call vote on the SUBSTITUTE MOTION for DENIAL WITHOUT PREJUDICE, which carried as is indicated below:

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

NOES: COUNCILMEMBERS: Applegate and Walker.

15b. VACATION OF PROPERTY AT 190TH STREET AND HAWTHORNE BLVD:

Mayor Armstrong announced that this was the time and place for the public hearing on the proposed vacation of the northerly six feet of the east-west alley south of 190th Street and the easterly six feet of the north-south alley west of Hawthorne Boulevard at the southwest corner of 190th Street and Hawthorne Boulevard.

Proof of Publication was provided by the City Clerk and it was ordered filed, there being no objection.

The Mayor then invited audience input on this item. There being no response, Councilwoman Geissert moved to close the hearing. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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

RESOLUTION NO. 85-268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF THE NORTHERLY 6 FEET OF THE EAST-WEST ALLEY SOUTH OF 190TH STREET AND THE EASTERLY 6 FEET OF THE NORTH-SOUTH ALLEY WEST OF HAWTHORNE BOULEVARD AT THE SOUTHWEST CORNER OF 190TH STREET AND HAWTHORNE BOULEVARD IN THE CITY OF TORRANCE

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-268. Her motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. DISPLAY OF PLANNING COMMISSION AGENDA ON CABLE:

RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR/CITY MANAGER:

It is recommended that your Honorable body authorize the display of the Planning Commission agenda on the City of Torrance Government Communication Cable Channel.

MOTION: Councilman Applegate moved to concur with the above recommendation of the Cable Television Administrator and City Manager. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

17b. POLICY RE VIDEO TAPE COPIES OF CITY COUNCIL MEETINGS:

RECOMMENDATION OF CITY MANAGER/CABLE TELEVISION ADMINISTRATOR:

It is recommended that your Honorable Body approve the policies and procedures regarding Video Tape Copies of City Council meeting, as set forth in the material on this agenda item.

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

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17c. EXECUTIVE SESSION:

See Page 12.

20. CONSENT CALENDAR:

- 20a. AMIE AVE. SUMP - Pump System (B84-35)  
Notice of Completion

RECOMMENDATION OF CITY ENGINEER:

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

- 20b. AWARD OF CONTRACT - Re: "Special Opportunity Purchase" of budgeted engine lathe with attachments.  
FUNDING: Garage Department Budget  
EXPENDITURE: \$8,908.73 including tax

RECOMMENDATION OF ACTING GENERAL SERVICES DIRECTOR:

Inasmuch as we cannot solicit bids on comparable "demo" units; and the purchase of equipment below prevailing market prices constitutes a "special opportunity" purchase which is a legal purchase according to our City Code; it is, therefore, recommended that Council authorize the purchase of the "demonstrator" engine lathe with accessories from the Carman Tool & Abrasives, Inc. company of Paramount, California, for the total amount of \$8,365.00 plus tax or \$8,908.75 including tax.

- 20c. COUNCIL APPROVAL of a one-year contract extension  
Re: Contract for computer print-out paper  
Anticipated Annual Expenditure: \$14,593.80

RECOMMENDATION OF ACTING DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council approve the extension of our contract for computer print-out paper with Willamette Industries, Inc. of Cerritos, California for another year "unchanged" in the amount of \$14,593.80 including tax.

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20d. FINAL TRACT NO. 44066  
 SUBDIVIDER: TORRANCE INVESTMENT CO.  
 LOCATION: S.W.C. Maple/Monterey  
 NO. OF LOTS: 1 (110 unit condo)

RECOMMENDATION OF CITY ENGINEER:

That Final Tract Map No. 44066 be approved.

20e. REJECTION OF BIDS - Sound System for the Torrance City Council Chambers  
 REF: Bid No. B85-48

RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR/BUYER:

It is staff's recommendation that Council reject all bids received and direct staff to rebid the requirement.

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

\* \* \*

At 8:30 p.m., the Redevelopment Agency of the City of Torrance convened in Joint Session with the City Council, returning to the Council agenda at 8:31 p.m., but REMAINING IN JOINT SESSION for purposes of a Joint Executive Session to be held at the conclusion of Council business -- see Page 12.

\* \* \*

22. ORAL COMMUNICATIONS:

22a. In response to an inquiry by Councilman Applegate, Director of Transportation Horkay reviewed the current status of the proposed Greyhound Bus Depot in Downtown Torrance. It was noted that a Special Development Permit is presently being processed on this item.

Additional clarification was provided by Mr. Charles White, representing Greyhound, 1404 Cravens, who advised that efforts are being expended to locate a "more feasible location."

It was the ultimate direction of the Council that this matter be set to public hearing before the Planning Commission.

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22b. Councilwoman Geissert congratulated the Parks and Recreation personnel for the recent outstanding young people's production of "Toad."

22c. Councilman Wirth echoed Mrs. Geissert's praises of "Toad."

22d. Councilman Wirth recommended consideration of cablecasting certain special Commission meetings.

22e. Councilman Wirth announced his candidacy for re-election in the March 1986 Councilmanic election.

22f. Mayor Armstrong requested, per communication from the League of California Cities that a voting delegate and alternate be appointed by the Council.

MOTION: Councilwoman Geissert moved to designate Mayor Armstrong as the City's delegate to the League of California Cities Conference; Councilman Nakano, alternate. His motion was seconded by Councilman Mock, and carried unanimously by roll call vote.

22g. Chairman of the Senior Citizens' Council, Mr. Howard Gendall, urged that the services of the Greyhound Bus be retained in the City of Torrance.

\* \* \*

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. Pending litigation concerning eminent domain proceedings of 26 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue (Redevelopment

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Agency of the City of Torrance vs. J. S. Enterprises, Inc., et al, Superior Court Case Number C544996).  
This closed session is held pursuant to the provisions of California Government Code Section 54956.9(a).

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

1. Pending litigation entitled: City of Torrance vs. Torrance Unified School District, Case Number C561662, Los Angeles superior Court. this closed session is held pursuant to Government Code Section 54956.9(a).
2. Pending litigation entitled: John Maley vs. City of Torrance, California Worker's Compensation Appeals Board Case Number 85 LB 144109. This closed session is held pursuant to Government Code Section 54956.9(a).
3. Possible litigation concerning certain amendments to the City's cable TV franchise with Group W. This closed session is being held pursuant to the provisions of Government Code Section 54956.9(b)(1).

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 authority of Government Code Section 54957.6.

At 8:52 p.m., the City Council/Redevelopment Agency recessed to Joint Executive Session, returning at 10:42 p.m., to take the following Council action.

At Mayor Armstrong's request, City Clerk Babb read title to the following --

RESOLUTION NO. 85-269

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: Councilwoman Geissert moved for the adoption of Resolution No. 85-269. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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City Manager Jackson requested that the Council concur with the City Attorney's recommendation regarding a Workers' Compensation case regarding John Maley.

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

At 10:45 p.m., the meeting of the Redevelopment Agency/ City Council adjourned to September 17, 1985, 5:30 p.m.

# # # # #

Katy Perisak  
Mayor of the City of Torrance

Donald E. Wilson  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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