

## I N D E X

Torrance City Council - October 29, 1985

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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, October 29, 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,  
Staff representatives.

3. FLAG SALUTE AND INVOCATION:

Mrs. Dee Hardison led in the salute to the flag.

The invocation for the meeting was provided by Reverend Tom Rothhaar, Walteria Methodist Church.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved for adoption of the City Council minutes of October 15, 1985, as recorded. His motion was seconded by Councilwoman Geissert and carried by unanimous roll call vote.

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

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee  
To meet Wednesday, November 13, 1985, 4:30 p.m.  
Subject: First Quarter Budget Review

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming October 31, 1985, as "Halloween Night at Del Amo Fashion Center."

8b. PROCLAMATION proclaiming the month of November 1985 as "Alzheimers Disease Public Awareness Month."

SO PROCLAIMED by Mayor Armstrong.

8c. RESOLUTION Honoring the Torrance Lions Club:

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

RESOLUTION NO. 85-299

A RESOLUTION HONORING THE TORRANCE LIONS CLUB  
FOR THEIR MANY CONTRIBUTIONS IN SUPPORT OF  
THE TORRANCE PUBLIC LIBRARY SERVICE TO THE  
VISUALLY-HANDICAPPED

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-299. Her motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

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9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. ACCEPTANCE OF DONATION FROM THE TORRANCE LIONS CLUB:

RECOMMENDATION:

The City Librarian RECOMMENDS that your Honorable Body accept, with thanks, the donation of \$500.00 from the Torrance Lions Club for the "Books-on-Tape" program. The Library Commission concurs in this recommendation.

Accepted, with gratitude, by Mayor Armstrong on behalf of his colleagues on the Council and the citizens of Torrance.

Considered out of order at this time --

17d. LITTLE COMPANY OF MARY HOSPITAL REQUEST FOR ISSUANCE OF HOSPITAL REVENUE BONDS:

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

RESOLUTION NO. 85-300

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONCERNING ISSUANCE OF REVENUE BONDS TO FINANCE FACILITIES FOR LITTLE COMPANY OF MARY HOSPITAL

MOTION: Councilman Nakano moved for the adoption of Resolution No. 85-300. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

The Council now returned to --

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. WATER COMMISSION'S 1984-85 ANNUAL REPORT:

MOTION: Councilwoman Geissert moved to receive and file, with commendation, the Water Commission's 1984-85 Annual Report. Her motion was seconded by Councilman Walker, and carried without objection.

10b. PARTICIPATION IN IN-LIEU REPLENISHMENT PROGRAM:

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

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RESOLUTION NO. 85-301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY'S PARTICIPATION IN THE 1985-86 IN-LIEU REPLENISHMENT PROGRAM SPONSORED BY THE CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-301. Her motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

10c. SUPPORT OF FEDERAL LEGISLATION - HR 3113:

City Clerk Babb read title to:

RESOLUTION NO. 85-302

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE PASSAGE OF FEDERAL LEGISLATION ENTITLED "HR 3113" WHICH PROVIDES FOR EXECUTION OF COORDINATED OPERATION AGREEMENT BETWEEN FEDERAL CENTRAL VALLEY PROJECT AND THE CALIFORNIA STATE WATER PROJECT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-302. This motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

10d. AWARD OF CONTRACT - Construction of Storm Drain from Paseo de la Playa and Via Riviera to Torrance Beach  
BID: B85-58RECOMMENDATION OF CITY ENGINEER:

1. That the contract for the storm drain from Paseo de la Playa and Via Riviera to Torrance Beach (B85-58) be awarded to Peter C. David Comany and all other bids be rejected; and
2. That \$20,000 be appropriated from Gas Tax funds programmed for Miscellaneous Quick Response Projects - 1985/86 (Action Plan Project No. 141).

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

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10e. FY 1985-86 UMTA SECTION 9 GRANT APPLICATION:

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

RESOLUTION NO. 85-303

A RESOLUTION TO THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, FOR A FY 1985-86 FORMULA ASSISTANCE GRANT UNDER SECTION 9 OF THE URBAN MASS TRANSPORTATION ACT OF 1964, AS AMENDED

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-303. Her motion was seconded by Councilman Wirth, and carried unanimously by roll call vote.

10f. AWARD OF CONTRACT - Landscaping and Improvements on Pacific Coast Highway (South Side) Between Madison Street and Bellanca Way  
BID: B85-59RECOMMENDATION OF CITY ENGINEER:

1. That the contract be awarded to Valley Crest Landscape, Inc., and
2. That \$10,000 be appropriated from unallocated Federal Revenue Sharing Contingency Funds to cover the increase in construction costs over preliminary estimates.

FINANCE NOTE:

This appropriation is not a "major change" to the Federal Revenue Sharing budget as defined in the Federal regulations. Therefore, public hearings are not required.

There is a Federal Revenue Sharing contingency balance of approximately \$1,200,000 remaining for 1985-86 (the probable end of the program).

In response to an inquiry by Councilman Wirth, City Engineer Bourbonnais advised that a report indicating priority needs of this type in other areas of the City will be forthcoming shortly to the Council.

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MOTION: Councilwoman Geissert moved to concur with the above recommendation of the City Engineer, including the requested appropriation of \$10,000. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

10g. APPROVAL OF STORM DRAIN PROJECT:

RECOMMENDATION OF CITY ATTORNEY:

(This matter was originally considered as Item 10a, at the City Council meeting of October 22, 1985.) It is recommended that a motion be made to RECONSIDER, and that the matter then be made the subject of an action motion to properly dispose of it.

MOTION: Councilwoman Geissert moved to reconsider the matter of construction of a storm drain in 175th Street and 175th Place at Prairie Avenue. Her motion was seconded by Councilman Wirth, and carried without objection.

RECOMMENDATION OF CITY ENGINEER:

The Engineering Department recommends that your Honorable Body appropriate \$50,000 from the Drainage Improvement Fund for design and construction of a storm drain in 175th Street and 175th Place at Prairie Avenue.

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

10h. OIL PRODUCTION PIPELINE - SHASTA PAN OIL COMPANY (PANTAGES)

See Page 18.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. CONCERNS RE TRAFFIC PATTERN RELATED TO OIL SITES IN ALLEY WEST OF ANZA AND BETWEEN DEL AMO BOULEVARD AND TORRANCE BOULEVARD:

See Page 18.

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13b. POSITION RE COUNTY SOLID WASTE MANAGEMENT PLAN:

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

RESOLUTION NO. 85-304

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE MARCH 1984 UPDATE OF THE NONHAZARDOUS MATERIAL ELEMENT OF THE LOS ANGELES COUNTY SOLID WASTE MANAGEMENT PLAN INCLUDING PROPOSED REVISION A

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-304. Her motion was seconded by Councilman Nakano, and roll call vote proved unanimously favorable.

14. PERSONNEL MATTERS:14a. REVISION OF PERSONNEL ANALYST CLASS SPECIFICATION:RECOMMENDATION:

The Civil Service Commission, City Management, and the Torrance Professional and Supervisory Association jointly recommend approval of the revised class specification for Personnel Analyst.

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

14b. DISCUSSION OF SELECTIVE CERTIFICATION:

Mayor Armstrong noted that this item was first reviewed by Council at its October 22, 1985, meeting -- in the interim, the recommendation of the City Attorney has been modified, as is shown below:

RECOMMENDATION:

It is recommended that no action be taken by your Honorable Council in this matter and allow the meet-and-confer process to take its course in the event any of the representation units, or Management, wish to undertake the discussion. In the meantime, the City Manager will continue to use his sound discretion in applying the process.

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Following clarification by City Attorney Remelmeyer of the above recommendation, and review by City Manager Jackson of past practices in implementing the selective certification process, City Manager Jackson stated his contention, in light of the City Attorney's present interpretation of the language, that the selective certification practice may continue to be used substantially as it has in the past.

Councilman Applegate expressed his strong opinion that at such time as it may become apparent that the selective certification option is no longer a viable one, it should be removed from the respective contracts by means of the negotiation process.

MOTION: Councilman Wirth moved to concur with the above recommendation of the City Attorney. His motion was seconded by Councilman Mock.

Prior to roll call vote, City Attorney Remelmeyer suggested that when the MOU's are next negotiated, the language therein with regard to selective certification might be clarified and refined to ensure that employees' rights correspond therein with the view of the law.

Attorney John Garfield, Business Representative for Local 1117 TME AFSCME, expressed appreciation for the Council's decision in this matter.

Roll call vote on Councilman Wirth's above motion was unanimously favorable.

15. HEARINGS:

- 15a. See Page 16.
- 15b. See Page 20.

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTIONS CALLING AND GIVING NOTICE OF 1986 GENERAL MUNICIPAL ELECTION; AND REQUESTING SERVICES OF LOS ANGELES COUNTY REGISTRAR RECORDER:

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

RESOLUTION NO. 85-305

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CALLING AND GIVING

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NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL  
ELECTION TO BE HELD IN THE CITY ON TUESDAY  
MARCH 4, 1986, FOR THE ELECTION OF CERTAIN  
OFFICERS OF THE CITY AS REQUIRED BY PROVISIONS  
OF THE CHARTER

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-305. Her motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

RESOLUTION NO. 85-306

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, MARCH 4, 1986

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-306. This motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

17b. GENERAL MUNICIPAL ELECTION - MARCH 4, 1986:

RECOMMENDATION:

It is the recommendation of the City Clerk that Council authorize:

- Consolidation of County Precincts at a two-to-one ratio, with the exceptions as needed for precincts where personnel and polling place restrictions require three- or four-to-one consolidation;
- The hiring of one (1) Inspector, one (1) Judge, two (2) Clerks and if necessary a custodian. All to be paid at the County rate;
- Use of the Votamatic Voting Machines and Ballots;
- Self-mailer sample ballot and voter information pamphlet;
- 200-word candidate's statement and require candidates to pay pro rata share not to exceed \$300.00;

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- Adopt attached Resolution setting forth regulations for candidates to be voted upon at the General Municipal Election to be held on Tuesday, March 4, 1986.

City Clerk Babb read title to:

RESOLUTION NO. 85-307

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, PERTAINING TO MATERIALS SUBMITTED TO THE ELECTORATE AND THE COSTS OF THE CANDIDATES STATEMENT FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, MARCH 4, 1986

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-307. Her motion was seconded by Councilman Mock.

Prior to roll call vote, City Clerk Babb advised of the Council's option to change the \$300.00 fee per candidate statement to \$500.00, thus being a more realistic proportionate share of the cost involved.

It was the ultimate consensus of the Council, following discussion, that the fee should remain at \$300.00.

Roll call vote on Councilwoman Geissert's motion for adoption of Resolution No. 85-307, was unanimously favorable.

17c. PREPARATIONS FOR CONDUCT OF 1986 GENERAL MUNICIPAL ELECTION: ELECTION SUPPLIES AND SERVICES CONTRACT; LEAGUE OF CALIFORNIA CITIES ELECTION LAW SEMINAR; HIRING OF "ELECTION AIDE" FOR SIX MONTHS:

RECOMMENDATION OF CITY CLERK:

It is recommended that your Honorable Body concur with the City Clerk to:

- Hire an election aide;
- Authorize City Clerk's attendance at the League of California Cities Election Law Seminar;
- Accept the proposal from Martin and Chapman Company;

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- Adopt the resolution authorizing the execution of the contract to provide election services for the 1986 General Municipal election.

Funds in the amount of \$89,500.00 were budgeted to Account 01 4410 6225 for the 1986 General Municipal Election.

CITY MANAGER'S NOTE:

Because these are professional and technical services, it was not required that the City go to bid on these matters. In addition, the cost of the proposal from Martin & Chapman amounts to \$27,638. An amount of \$750 is budgeted for the League of California Cities Law Seminar.

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

RESOLUTION NO. 85-308

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN ELECTION SUPPLY CONTRACT WITH MARTIN AND CHAPMAN COMPANY RELATING TO THE GENERAL MUNICIPAL ELECTION TO BE HELD MARCH 4, 1986

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-308. Her motion was seconded by Councilman Mock.

Prior to roll call vote, City Clerk Babb noted that the figure of \$27,638.00 as reflected in the City Manager's note, above, will be adjusted in concert with the Council's decision (see Agenda Item 17b, Page 10) to retain the \$300.00 fee for the candidates' statements, rather than increasing that fee to \$500.00.

Roll call vote for the adoption of Resolution No. 85-308, was unanimously favorable.

17d. See Page 3.

17e. ADMINISTRATION OF SELF INSURED LIABILITY CLAIMS:

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

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RESOLUTION NO. 85-309

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST AN AMENDMENT TO THE SERVICE AGREEMENT BETWEEN THE CITY AND R. L. KAUTZ AND COMPANY FOR THE LATTER TO PERFORM THE GENERAL LIABILITY CLAIMS SERVICING

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-309. Her motion, seconded by Councilman Wirth, was unanimously approved by roll call vote.

17f. ORDINANCES REGULATING PARKING OF VEHICLES IN FRONT YARDS AND PAVING MORE THAN FIFTY PERCENT OF FRONT YARDS:

RECOMMENDATION OF CITY ATTORNEY:

The City Attorney recommends that your Honorable Body adopt Ordinance "A" regulating parking, and either Ordinance "B" or "C" regulating paving.

CITY MANAGER'S NOTE:

If your Honorable Body adopts Ordinance "C", it is recommended that an appropriate fee be charged to partially cover postage, clerical and other administrative expenses.

Since permits are not required for R-1 and R-2 properties, it is the concern of the Building and Safety Director that it will be difficult to enforce the 50% parking limitation unless the 50% parking limitation is retroactive. If your Honorable Body decides to require the issuance of permits for residential parking, staff would need to return with an estimate for costs of increased permit personnel.

City Clerk Babb read title to:

ORDINANCE "A"

ORDINANCE NO. 3153

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 92.5.13 TO THE TORRANCE MUNICIPAL CODE TO PROHIBIT PARKING ON THE FRONT YARD OF RESIDENTIALLY-ZONED PROPERTY EXCEPT ON A PAVED DRIVEWAY OR PAVED PARKING AREA

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MOTION: Councilman Applegate moved for the approval of Ordinance No. 3153 (Ordinance "A") at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Council discussion then ensued relative to Ordinances "B" and "C". Councilwoman Geissert MOVED that the Council concur in the adoption of Ordinance "B". Her motion, seconded by Councilman Nakano, carried without objection.

City Clerk Babb then read title to --

ORDINANCE "B"

ORDINANCE NO. 3154

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 92.5.14 TO THE TORRANCE MUNICIPAL CODE TO PROHIBIT PAVING MORE THAN FIFTY PERCENT OF THE FRONT YARD OF RESIDENTIALLY-ZONED PROPERTY

MOTION: Councilwoman Geissert moved for the approval of Ordinance No. 3154 (Ordinance "B") at its first reading. Her motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

17g. EXECUTIVE SESSION:

See Page 23.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3151:

City Clerk Babb read title to --

ORDINANCE NO. 3151

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH THE WAGES, HOURS, AND WORKING CONDITIONS FOR DEPUTY CITY ATTORNEYS

MOTION: Councilwoman Geissert moved for the adoption of Ordinance No. 3151 at its second and final reading. Her motion was seconded by Councilman Nakano, and carried unanimously by roll call vote.

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18b. ORDINANCE NO. 3152:

City Clerk Babb read title to --

ORDINANCE NO. 3152

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 45.6.28 TO THE TORRANCE MUNICIPAL CODE, PROHIBITING THE USE OF SAIL-POWERED CONVEYANCES ON PUBLIC PROPERTY

MOTION: Councilwoman Geissert moved for the adoption of Ordinance No. 3152 at its second and final reading. This motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

20. CONSENT CALENDAR:

20a. Considered separately - see Page 15.

20b. AWARD OF CONTRACT - For Purchase of a new budgeted electronic distance measuring device and required surveying accessories.  
REF: Bid #B85-61  
EXPENDITURE: \$11,543.06.

RECOMMENDATION OF ACTING DIRECTOR OF GENERAL SERVICES/  
CITY ENGINEER:

It is recommended that Council approve the following contract awards:

1. It is recommended that Council award a contract for the purchase of the budgeted total station EDM and certain other surveying accessories, number 2,5,8,13, to the Surveyor's Service Company of Costa Mesa, California for the total amount of \$10,004.08 including tax.
2. It is recommended that Council award a contract for the purchase of accessories numbers 3,4,7,10,11 to the

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Benchmark Company of Corona, California for the total amount of \$1,071.23 including tax.

3. It is recommended that Council award a contract for the purchase of accessories numbers 6,9,12 to the Lietz Company of Overland Park, Kansas for the total amount of \$467.75 including tax.

- 20c. AWARD OF CONTRACT - To furnish Annual Requirements of Crushed Aggregate Base (Per Standard Specifications for Public Works Construction)  
REF. BID NO. B85-63  
ANTICIPATED EXPENDITURE: \$136,341.30 including tax.

RECOMMENDATION OF ACTING DIRECTOR OF GENERAL SERVICES/  
STREET SUPERINTENDENT:

It is staff's recommendation that Council award a contract to the low bidder, Livingston-Graham of Irwindale, CA for the City's annual requirements of crushed aggregate base, in the anticipated amount of \$136,341.30 including tax.

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

Considered separately --

- 20a. AWARD OF CONTRACT - For purchase of a MICROVAX II Computer System for the Police Department  
REF. Bid #B85-67  
EXPENDITURE: \$66,491.00.

RECOMMENDATION:

It is the combined recommendation of the Information Systems, General Services and Police Departments that the City Council award a contract to Command Data Systems, Dublin, CA, the low bidder, in an amount not to exceed \$66,491.00 (including tax) for the purchase of MICROVAX II SYSTEM as set forth in bid B85-67 INCLUDING freight.

Acting General Services Director, Bill White, introduced Mr. Pradeep Saggur of the decCOMP Company, an unsuccessful bidder in this case. Mr. Saggur indicated his willingness, at this time, to change his proposed pay schedule to concur with the City's requirement.

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Reluctance to accept such a change at this point was indicated by Mr. White, with City Attorney Remelmeyer noting his agreement with Mr. White's opinion.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20a. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

Acting General Services Director White advised, in response to an inquiry by Mayor Armstrong, that this action would not preclude the City from accepting future bids from this applicant.

The Council now returned to --

15. HEARINGS:

15a. CUP 85-26, JERRY L. CONROW:

Mayor Armstrong announced that this was the time and place for Council consideration of an administrative appeal of a Conditional Use Permit to allow the construction of an office complex on the east side of Crenshaw Boulevard between Carson and Jefferson Streets. CUP 85-26, Jerry L. Conrow.

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

Planning Commission and Planning Department recommend approval of the request, subject to conditions.

Following staff presentation by Planning Associate Gibson, Mayor Armstrong invited the proponent to address the Council.

Representatives of the proponent who presented their case with the aid of transparencies, elevations and a model, and who urged approval of the project were:

- Mr. Peter Candreva, Benton, Park and Candreva, Architects, 2714 Pico Boulevard, Santa Monica.
- Ms. Kate Diamond, design architect for the project, 11611 Chenault, Los Angeles.
- Mr. Warren Noack, 20114 Tomlee Avenue, Torrance, with Crown Associates, an industrial/commercial real estate firm, currently involved in the marketing of the subject project.

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

Deeming this an outstanding project of superior design and with quality materials, Councilman Walker offered the following:

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Commission and Planning Department for approval of CUP 85-26, subject to conditions. His motion was seconded by Councilman Nakano.

Prior to roll call vote on the motion, Council discussion developed.

Concerns regarding the .99 floor area ratio were expressed by Councilman Wirth, who offered his opinion that such density/traffic considerations would represent a negative impact, were that to become the pattern for this City.

Councilman Nakano advised that, although he has concerns regarding density, these concerns are mitigated by such factors as setback, design, quality of materials, landscaping, traffic circulation, etc. proposed for this development.

Councilwoman Geissert noted that when she reviews a project such as this which is somewhat dense, she considers whether or not there are certain redeeming features present. Such features offered in this case, Mrs. Geissert pointed out, include: the attractive architectural design; the project is no more than three stories high at any one point; it is in the correct zone; it is part of a coordinated plan with the property to the south; and it improves the circulation for the subject property, as well as the property to the east.

The matter of 78% subterranean parking which allows for greater building coverage of the lot surface was of concern to Councilman Applegate, who deemed this building as "just a little too big for what they are attempting to put on this particular lot." Surface parking, Mr. Applegate pointed out, provides more open space and a more open feeling which would, in his opinion, be desirable in this instance.

Councilman Mock expressed his opinion that the impact of the proposed development on Crenshaw Boulevard would be tremendous. The subterranean parking is a major problem, in Mr. Mock's opinion -- a quality project can be provided with surface parking, which would lessen the impact on a major thoroughfare.

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

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

NOES: COUNCILMEMBERS: Applegate, Mock and Wirth.

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

RESOLUTION NO. 85-310

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO AND THREE STORY OFFICE COMPLEX WITH SUBTERRANEAN PARKING IN THE M-2 ZONE ON PROPERTY LOCATED ON THE EAST SIDE OF CRENSHAW BOULEVARD BETWEEN CARSON AND JEFFERSON STREETS  
CUP 85-26: JERRY L. CONROW

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-310. Her motion was seconded by Councilman Walker, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate, Mock and Wirth.

The Council now returned to the following matters which were considered together --

10h. OIL PRODUCTION PIPELINE - SHASTA PAN OIL COMPANY:

13a. ALLEY WEST OF ANZA BETWEEN DEL AMO BOULEVARD AND SPENCER STREET:

RECOMMENDATION OF CITY ATTORNEY (Item 10h):

It is recommended that in the event your Honorable Council should decide to allow the installation of new pipelines within the alley and the streets, a Franchise be required for such installation.

RECOMMENDATION OF STAFF (Item 13a):

Staff from the Police, Fire, Engineering, Transportation, Planning, and Building and Safety Departments RECOMMEND that the alley be opened to all traffic in a two-way direction without gates; that Konya remain barricaded and that Michelle be barricaded - both with planter type

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barricades or some other type of barriers (chain link fencing with redwood slats from property line to property line); and the appropriate signs and barriers to protect the oil wells be installed.

SUPPLEMENTAL RECOMMENDATION OF CITY ENGINEER (13a):

It is recommended that funds be appropriated from Gas Tax as Action Plan Project #146 (1986-87 Miscellaneous Quick Response).

City Attorney Remelmeyer noted the request of Shasta Pan Oil that the Council grant a license temporarily to construct the pipeline in the City streets with the understanding that the City will, in the meantime, be processing a Franchise Agreement.

Mr. Peter Lacombe, 3848 Carson Street, representing Shasta Pan Oil Company, concurred with staff recommendations and commended staff's efforts in this consideration.

Staff presentation was provided by Environmental Quality Administrator McElroy.

MOTION: Councilwoman Geissert moved to concur with the staff recommendation on Agenda Item 13a. Her motion was seconded by Councilman Mock.

Prior to roll call vote, Councilman Applegate requested Department of Transportation input regarding one-way vs two-way alley access, and was advised by Associate Transportation Engineer Vance that two-way was preferable in this instance because of the length of the alley.

Audience input was then invited by Mayor Armstrong.

Mr. Richardson, a resident of Konya Drive, requested that there be no change in the current situation.

Mr. Ted Schrem, 4709 Sara Drive, expressed concerns regarding the amount of traffic in the alley, as well as the alley width.

Responding to a question by Councilman Wirth, Police Chief Nash affirmed that the alley will be easier to patrol if it is opened, as recommended.

Mrs. Carol Rojo, a resident of Michelle Drive, indicated concurrence with staff's recommendation, as did Mr. Bill Carter, 4811 Michelle Drive.

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Mr. Eddy Ochel, 4703 Michelle Drive, emphasized existing parking problems in the area, and added his concurrence with the staff recommendation.

Mr. Robert Feuerstein, 20020 Donora Avenue, suggested that, instead of a chain link fence with wood slats (as mentioned by staff), consideration be given to a more permanent type of fencing because of the possibility of vandalism.

Concern for safety of children in the area because of the traffic was expressed by Mr. Larry Kabinock, 4709 Michelle Drive.

Police Department involvement in the extensive discussions in this matter was related by Lieutenant Papst, who also pointed out that better access for enforcement purposes will be available if the alley is opened.

The proposal above mentioned by Mr. Feuerstein regarding a block wall type fence, rather than chain link, was acceptable to the Fire Department according to Chief DeYoung.

Councilman Applegate then suggested that the motion to concur with the staff recommendation be AMENDED to specify block wall barricades, rather than chain link fencing. This amendment was accepted by Councilwoman Geissert as maker of the motion, and by Councilman Mock, as seconder.

Roll call on the AMENDED MOTION was unanimously favorable.

MOTION: Councilman Applegate moved to appropriate \$35,000 in Gas Tax monies as required on Item 13a. His motion was seconded by Councilman Walker, and carried by unanimous roll call vote.

ACTION RE 10h:

MOTION: Councilman Walker moved to concur with staff's recommendation regarding franchising and licensing. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

The Council now returned to --  
15b. CUP 85-15, CAL TARGET ENTERPRISES, INC.

Mayor Armstrong announced that this was the time and place for Council consideration of an appeal of a Conditional Use Permit to allow a convenience store with the sale of beer and wine in an existing service station in the C-1 zone at 1645 Crenshaw Boulevard. CUP 85-15, Cal Target Enterprises, Inc.

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Proof of Publication was presented and filed without objection.

Planning Commission and Planning Department recommend approval with a condition excluding sale of beer and wine.

Representing Cal Target was Attorney Rick Blake, 2700 North Main Street, Suite 850, Santa Ana, who expressed concern with a restriction precluding the sale of beer and wine as, in his opinion, such sale is essential to the operation of the minimart convenience store planned for the subject location.

Mr. Blake submitted a petition of approval, containing 16 signatures (in addition to the 60 signatures of approval previously submitted). This speaker also advised that Cal Target is willing to accept a condition that the Conditional Use Permit would be subject to review after one year.

At this point, Mayor Armstrong advised Mr. Blake of the City's experience with Cal Target at another location within the City of Torrance wherein commitments by that company have gone unhonored.

Police Department concerns were related by Chief Nash and Lieutenant Dane, following which City Attorney Remelmeyer requested a five-minute recess in order to confer with staff on this matter.

\* \* \*

At 8:00 p.m., the Council recessed, returning at 8:05 p.m.

\* \* \*

Mayor Armstrong announced, for the record, that staff and the City Council had conferred separately; the Council was not in the conference with the City Attorney/staff.

City Attorney Remelmeyer requested that the Council take no action at this time, but rather refer the matter to staff for review and a report back to Council in two weeks.

Councilman Wirth reviewed the unfavorable experience of this City with Cal Target Enterprises at the Sepulveda/Kent location, and the many citizen complaints and unsuccessful attempts of City staff to resolve the matter. Mr. Blake explained internal administrative problems within the company and indicated his willingness to attempt to resolve the problems.

MOTION: Councilman Walker moved to concur with the recommendation of the City Attorney to hold Item 15b until the Council meeting of November 12, 1985. His motion was seconded by Councilman Wirth and there being no objection, it was so ordered.

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\* \* \*

At 8:20 p.m., the City Council convened in joint session with the Redevelopment Agency, returning to the Council agenda at 8:22 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 23).

\* \* \*

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate congratulated Group W Cable on their coverage of the high school football games.

22b. Councilwoman Geissert announced the birth of City Attorney Stanley Remelmeyer's new granddaughter -- Sarah Elizabeth Avery, born October 27, 1985. Welcome, Sarah Elizabeth, and congratulations to the entire family!

22c. Councilman Wirth requested that staff provide a report regarding information in a recent newspaper article on hydrocarbon pools below local refineries, and citizen concerns regarding hazardous and toxic wastes in nearby cities.

22d. Councilman Wirth commended Parks and Recreation Director Barnett for his recent excellent presentation before the School Board.

22e. Mayor Armstrong read into the record the following cover letter of a petition on file with the City:

We the undersigned feel the Greenwood School site, bordered by Fern Avenue on the east; Sonoma Avenue on the north; El Dorado Avenue on the south; and Greenwood Avenue on the west should be purchased by the City of Torrance and remain as open space.

If the city of Torrance does not choose to purchase the Greenwood School site then we strongly recommend that the City maintain the non-dwelling zoning in order to protect our community from an unknown developer.

22f. Ms. Sharon Jones, 1220 Elm Avenue, advised that there is now a total of 500 signatures attached to the petition regarding the Greenwood School site, and reiterated the concerns of residents that the property remain as open space.

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22g. Ms. Ilene Hockens, 1303 Date Avenue, expressed her extreme concern regarding the future of the Greenwood School site, and urged those supporting the City's purchase of that property to so advise the Executive Director of the State Board of Education and the City Council's Consultant to the State Board of Education.

22h. Ms. Hannah Saville, 19325 Sturgess Drive, requested Council support in the improvement of Entradero Sump. Mayor Armstrong requested an update from staff with recommendations, options, time tables, etc.

\* \* \*

The Council now returned to --  
17g. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in joint session, Mayor/Chairman Armstrong now read the following statement into the record:

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Possible litigation concerning the Park Del Amo Project and the deed to the Madrona Marsh. This closed session is being held pursuant to Section 54956.9(c) of the Government Code.
2. Pending litigation entitled City of Torrance vs. Torrance Unified School District, Case No. C561662, Los Angeles Superior Court. This closed session is being held pursuant to the provisions of Government Code Section 54956.9(a).

The City Council will also recess to closed session to confer with its legal counsel concerning the sale or lease of certain land located at Earl and Spencer Streets and at 235th Street and Crenshaw Boulevard. This closed session is being held pursuant to the authority contained in Section 54956.8 of the Government Code.

The City Council will also recess to closed session for the purpose of conferring with the legal counsel for the City's Redevelopment Agency concerning the following:

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- 1. Pending litigation concerning eminent domain proceedings of 25 acres of land situated north of Torrance Boulevard and east of Van Ness Avenue. (Redevelopment Agency of the City of Torrance vs. M & W Properties, et al, Superior Court Case Number C544900.) The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(a).

NOTE: Councilman Applegate ABSTAINED in consideration of the Park Del Amo/Madrona Marsh item.

At 8:35 p.m., the City Council/Redevelopment Agency of the City of Torrance convened in a joint executive session, returning at 9:44 p.m. No action was taken.

23. ADJOURNMENT:

At 9:46 p.m., the meeting of the City Council/Redevelopment Agency was adjourned to Tuesday, November 5, 1985, at 5:30 p.m.

# # # # #

Katy Gussner  
Mayor of the City of Torrance

Donald E. Nelson  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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