

I N D E X

Torrance City Council - December 3, 1985

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute and Invocation	1
<u>STANDARD MOTIONS:</u>	
4. Approval of Minutes	1
5. Motion to Waive Further Reading	2
6. Withdrawn or Deferred Items	2
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Proclamation re "Drunk and Drugged Driving Awareness Week"	2
<u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u>	
9a. Participation as Major Urban Resource Library	2, 3
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Crenshaw Boulevard North of Sepulveda Boulevard	3
10b. FY 1985-86 Proposition A Discretionary Grant MOU for Torrance Transit System	3
10c. Monterey Street Cul-De-Sac	4
10d. Storm Drain at 183rd and Falda and at Yukon North of 182nd Street	4
<u>13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:</u>	
13a. Appeal of Sign Case S84-21, Warehouse	5, 6
<u>14. PERSONNEL MATTERS:</u>	
14a. Supplemental MOU for Engineers	6
<u>15. HEARINGS:</u>	
15a. PP 84-16 (Mod), Lionel Thibodeau	6-8
15b. EA 84-30, City of Torrance	8-10
15c. DDA with Thomas Safran & Associates	10-15
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Fee Schedule for Copies of Public Records	15
17b. Cable Television Foundation	15-17
17c. First Quarter Budget Review (Report)	17
17d. Executive Session	22, 23
<u>21. ADDENDUM MATTERS:</u>	
21a. Proclamation re "Bill of Rights Week"	2
21b. Group W Purchase (Inventory List)	18
21c. Request to Use Parking Lot for Charitable Solicitation	18-20
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Mr. Ed Greene re TT 44175	20, 21
22b. Mr. Ed Greene re Greenwood acquisition	21
22c. Ms. Sue Herbers re Chorale	21

City Council
December 3, 1985

<u>SUBJECT:</u>	<u>PAGE</u>
22. <u>ORAL COMMUNICATIONS (Cont):</u>	
22d. Mrs. Barbara Smith re TT 44175	21
22e. Mrs. Ilene Hockens re overbuilding	21
22f. Mrs. Ilene Hockens re Greenwood site	22
22g. City Librarian Buckley re Automated Circulation System	22
22h. Councilman Applegate re Turkey Trot	22
22i. Councilman Applegate re street improvements	22
22j. Councilwoman Geissert re "Can Tree"	22
23. <u>ADJOURNMENT:</u>	
23a. Adjournment to December 17, 1985, 5:30 p.m.	23

#

Peggy Laverty
Minute Secretary

City Council
December 3, 1985

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

December 3, 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, December 3, 1985, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Geissert, Mock, Nakano, Walker, Wirth and Mayor Armstrong.
Councilman Applegate arrived at 6:01 p.m.

Absent: None.

Also present: City Manager Jackson,
City Attorney Remelmeyer,
Staff representatives.

3. FLAG SALUTE AND INVOCATION:

Police Captain Hone led in the salute to the flag.

The invocation for the meeting was provided by Reverend Tracy Sturm, Seaside Community Church.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Wirth moved for adoption of the City Council minutes of November 19, 1985, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Geissert abstained; Councilman Applegate not as yet arrived).

City Council
December 3, 1985

5. MOTION TO WAIVE FURTHER READING:

Councilman Wirth 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 (Councilman Applegate not as yet arrived).

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. PROCLAMATION proclaiming December 15 through 21, 1985, as "Drunk and Drugged Driving Awareness Week."

SO PROCLAIMED BY MAYOR ARMSTRONG.

Considered next, out of order --

- 21a. PROCLAMATION proclaiming December 9 through 15, 1985, as "Bill of Rights Week."

SO PROCLAIMED BY MAYOR ARMSTRONG.

The Council now returned to --

9. LIBRARY/PARKS AND RECREATION MATTERS:

- 9a. PARTICIPATION OF TORRANCE PUBLIC LIBRARY AS A MAJOR URBAN RESOURCE LIBRARY:

RECOMMENDATION:

The City Librarian RECOMMENDS that your Honorable Body accept and appropriate the \$8,400 MURL award for the

City Council
December 3, 1985

purchase of materials in the Library Department's Regional Area Collection Plan, and that these funds be deposited in the 1520 account to accomplish this purpose.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the City Librarian. His motion, seconded by Councilman Mock, carried without objection (Councilman Applegate not as yet arrived).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. CRENSHAW BOULEVARD - 850 FEET NORTH OF SEPULVEDA BOULEVARD TO 228TH STREET:

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

RESOLUTION NO. 85-333

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONSENTING TO ESTABLISHMENT OF A PORTION OF CRENSHAW BOULEVARD WITHIN SAID CITY AS A PART OF THE SYSTEM OF HIGHWAYS OF THE COUNTY OF LOS ANGELES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-333. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilman Applegate not as yet arrived).

10b. FY 1985-86 PROPOSITION A DISCRETIONARY GRANT MOU FOR THE TORRANCE TRANSIT SYSTEM:

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

RESOLUTION NO. 85-334

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES COUNTY TRANSPORTATION COMMISSION FOR RECEIPT OF FY 1985-86 PROPOSITION A DISCRETIONARY GRANT FUNDS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-334. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

City Council
December 3, 1985

10c. MONTEREY STREET CUL-DE-SAC AT TOLEDO STREET:

City Clerk Babb read title to the following resolutions:

RESOLUTION NO. 85-335

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN EASEMENT TO SOUTHERN CALIFORNIA EDISON CO. FOR POLE ANCHOR PURPOSES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-335. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

RESOLUTION NO. 85-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DEDICATING CITY OWNED PROPERTY FOR STREET AND HIGHWAY PURPOSES TO BE NAMED MONTEREY ST.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-336. Her motion, seconded by Councilman Nakano, was unanimously approved by roll call vote (Councilman Applegate not as yet arrived).

10d. STORM DRAIN AT 183RD STREET AND FALDA AVENUE AND AT YUKON AVENUE NORTH OF 182ND STREET (B85-04) - NOTICE OF COMPLETION:RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted and final payment be made to the contractor;
2. That \$13,500 of 2107 Gas Tax funds be appropriated to cover final costs.

MOTION: Councilwoman Geissert moved to concur with the above recommendation of the City Engineer, with the appropriation as indicated. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable (Councilman Applegate not as yet arrived).

City Council
December 3, 1985

* * *

At 5:46 p.m., the City Council convened in Joint Session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 5:54 p.m., but remaining in Joint Session for further consideration of Redevelopment/Council matters later in the meeting (See Page 10).

* * *

At 5:55 p.m., those present were treated to a visit by Santa Claus, who extended sincere wishes for a very MERRY CHRISTMAS to all.

Police Sgt. Paul Besse, Co-Chairman of the Santa Claus float for the Torrance Police Officers' Association, announced that this is the 23rd year of float visits to the young citizens of the City of Torrance.

* * *

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. APPEAL OF SIGN CASE S84-21, WHEREHOUSE:

Staff presentation was provided by Environmental Quality Administrator McElroy, who advised that this is an appeal of the TEQECC decision to deny a request for an exposed neon bolt in conjunct with a wall sign at the Wherehouse location at 3832 Sepulveda Boulevard.

RECOMMENDATION OF ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION/STAFF:

The Commission and Staff recommend DENIAL of the appeal to provide time to determine if this sign style will have a negative impact on the community.

Ms. Debby English was present to represent the Wherehouse; Mr. Gordon Simioni, to represent the sign company. Favorable consideration of the appeal was requested.

* * *

At 6:01 p.m., Councilman Applegate arrived.

* * *

City Council
December 3, 1985

At the request of Councilman Wirth, Environmental Quality Administrator McElroy outlined the Commission's proposal to organize a workshop session to review exposed neon signing and the impact anticipated from the apparent trend of such signing.

MOTION: Councilman Walker moved to grant the subject appeal (S84-21), and let the Sign Ordinance stand. His motion was seconded by Councilman Wirth.

Prior to roll call vote, further clarification was provided as to the appearance of the proposed sign. Councilwoman Geissert indicated her support of the motion, but noted her concurrence with the Environmental Quality Commission reviewing the policy on exposed neon signing.

Roll call vote on Councilman Walker's above motion was unanimously favorable (Councilman Applegate ABSTAINED).

Mayor Armstrong requested that the Environmental Quality and Energy Conservation Commission be encouraged to look at the issue of exposed neon tubing.

14. PERSONNEL MATTERS:

14a. SUPPLEMENTAL MOU FOR EMPLOYEES REPRESENTED BY THE ENGINEERS:

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

RESOLUTION NO. 85-337

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS AMENDING RESOLUTION NO. 85-175

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-337. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. PP 84-16 (MOD), LIONEL THIBODEAU:

Mayor Armstrong announced that this was the time and place for Council consideration of an appeal of a Planning Commission

City Council
December 3, 1985

denial of an Administrative appeal of a Planning Director approval of a modification of a previously approved Precise Plan to allow installation of solar panels on a single-family residence in the Hillside Overlay District in the R-1 Zone at 252 Via los Miradores. PP 84-16 (MOD), LIONEL THIBODEAU.

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

The RECOMMENDATION of the Planning Commission and Planning Department is for DENIAL of the appeal and approval of the modification request.

Mr. Lionel Thibodeau, 252 Via los Miradores, announced that he is the proponent and also the appellant in this case, it being his desire that the matter be concluded at the earliest possible time because of end-of-the-year tax considerations.

Councilwoman Geissert inquired as to why solar panels were not part of the original design which was considered by the Planning Commission on November 6, 1985. Mr. Thibodeau advised that it was not part of his design proposal at that time.

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

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Commission and Planning Department to approve the modification request, and, further, to waive the \$75.00 appeal fee in this case. His motion was seconded by Councilman Wirth.

Prior to roll call vote, Councilwoman Geissert expressed concern that there were no residents from Avenida Atezada, immediately behind the subject property, to address the substantial intrusion on their view -- the possibility that these residents might be out of town and not aware of the addition of solar panels was voiced by Mrs. Geissert. The fact that solar panels were mentioned at the Planning Commission hearing but not part of the plans at that time, along with her personal observation that there will be an additional intrusion on neighbors' views by the panels, will cause her to oppose the motion, Mrs. Geissert advised.

Roll call vote on Councilman Walker's above motion to approve the modification request was as follows:

City Council
December 3, 1985

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

NOES: COUNCILMEMBERS: Geissert and Nakano.

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

RESOLUTION NO. 85-338

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DENYING AN APPEAL AND APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE, TO ALLOW INSTALLATION OF SOLAR PANELS IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE ON PROPERTY LOCATED AT 252 VIA LOS MIRADORES

PP 84-16 (MODIFICATION): LIONEL THIBODEAU

MOTION: Councilman Walker moved for the adoption of Resolution No. 85-338. His motion was seconded by Councilman Wirth, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Geissert and Nakano.

15b. EA 84-30, CITY OF TORRANCE (CONTINUED PUBLIC HEARING):

Mayor Armstrong announced that this was the time and place for the continued administrative appeal of the Environmental Review Board (ERB) decision to adopt the 223rd Street Extension Environmental Impact Report (EIR); EA 84-30, CITY OF TORRANCE.

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

Mayor Armstrong noted that, as a result of questions which were raised during the October 22 hearing on this matter, the EIR was sent back for further enhancement -- the question at this time, per the Mayor, is whether or not the EIR is adequate as enhanced.

Planning Director Ferren noted that new material was gathered with the cooperation of Mr. Oalkers of the School District and Mrs. Herbers of the PTA.

City Council
December 3, 1985

Councilman Applegate announced that although he was not present at the initial hearing on this item, he has viewed the videotape of the meeting and read all written material available.

Audience input was then invited by the Mayor.

Mrs. Sue Herbers, 2264 West 230th Street, representing the Combined PTA Committees, expressed appreciation for the opportunity to have additional information included in the EIR. The results of future studies by the PTA will be presented to the Council at the appropriate time, per this speaker.

Mr. Robert Slaughter, 2160 Plaza Del Amo, presented written material (of official record) to the Council, and stated that he does not oppose the 223rd Street extension, but is attempting to ensure that the proposed alternative to the proposed route gets a fair treatment by the EIR.

Mr. Slaughter then offered the following points which, in his opinion, illustrate legal deficiencies and omissions in the EIR.

- (1) The revised EIR does not meet the adequacy and good faith effort requirements of SEQUA, an example of which is illustrated by the misleading calculation in the recent addendum (Page 7) concerning the speed limit for the trains which does not mention gate approach and departure time.
- (2) The revised EIR does not include a description of the required mitigation measures, such as school bus safety.
- (3) The EIR does not discuss the planning and acquisition alternatives to the probable adverse PUC decision on the at-grade railroad crossing.

For the above specified reasons, Mr. Slaughter recommended that the City Planning Department rewrite the EIR to comply with the deficiencies outlined.

* * *

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

At Mayor Armstrong's question, Planning Director Ferren affirmed that all testimony, verbal and written, affecting the EIR becomes part of the final record.

City Council
December 3, 1985

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department and Environmental Review Board to accept the Environmental Impact Report on the 223rd Street Extension (EA 84-30, CITY OF TORRANCE) as adequate and accurate.

The motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

City Attorney Remelmeyer suggested that prior to consideration of approval of the project, Planning Staff look into the matters raised at this meeting by Mr. Slaughter and provide any answers thereto as desired, to be included in the package submitted to the Council at the time the decision is to be made. There was no objection, and it was so ordered.

* * *

At 6:25 p.m., the Council/Redevelopment Agency (having remained in Joint Session since the hour of 5:54 p.m. -- see Page 5), now considered the following Council/Agency matters.

Agency/Council matters considered jointly at this time, and made part of the Redevelopment Agency minutes of this date, are hereby incorporated into these Council minutes as follows.

Considered together --

Agency Item 4a.

Council Item 15c.

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY PUBLIC HEARING ON DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) WITH THOMAS SAFRAN & ASSOCIATES FOR SENIOR CITIZEN HOUSING:

Upon reconvening the Joint Session, it was established by calling of the roll that all Agency/Council members were present.

Introductory remarks by Mayor/Chairman Armstrong were as follows:

The purpose of the joint public hearing is to consider:

- A. The proposed lease of Parcel 1 in the Downtown Torrance Redevelopment Project area, by the Agency to Torrance Senior Housing (the "Developer") for the development and operation of a seventy-nine (79) unit senior citizen rental housing development.

City Council
December 3, 1985

- B. The proposed lease of Parcel 2, which is located outside of the Meadow Park Redevelopment Project area, but the housing has been found to be of benefit to the Project area by the Agency to the Developer Associates for the development and operation of a thirty-six (36) unit senior citizen rental housing development.
- C. The proposed documents providing for such leases, options to lease and grant of rights including the proposed Disposition and Development Agreement with the following attached thereto:
 - 1. Ground Lease of Parcel 1
 - 2. Ground Lease of Parcel 2

Mayor/Chairman Armstrong then declared the subject public hearing open for the City Council and the Redevelopment Agency.

Agency presentation was provided by Community Development Administrator Phyllis Moore as follows:

Public notice has been given for this public hearing. Legal notice was published in the Daily Breeze on November 19, 1985 and November 26, 1985; and a display advertisement was published in the Daily Breeze on November 24, 1985.

Continuing, Ms. Moore noted that the following documents are under consideration:

- (1) Proposed Disposition and Development Agreement (with Ground Leases attached) between the Agency and Torrance Senior Housing, one of the principals being Thomas Safran and Associates.
- (2) A summary provided for by Section 33433 of the Community Redevelopment Law which describes:
 - (a) The cost of the Agreement and Ground Leases to the Agency.
 - (b) The estimated value of the interest to be leased, determined at the highest uses permitted under the Redevelopment Plans for the Downtown Torrance Redevelopment Project and the Meadow Park Redevelopment Area.
 - (c) Lease payments and other consideration which the Developer will be required to make during the term of the Ground Leases.

City Council
December 3, 1985

- (d) Other pertinent economic analysis and an explanation of the lease payments and other consideration.
- (3) Economic assessment by Keyser Marston Associates, Inc. of the fair reuse value for Parcel 1 upon which the seventy-nine (79) unit senior citizen housing development will be built and Parcel 2 upon which the thirty-six (36) unit senior citizen housing development will be built.
- (4) Environmental impact of the Downtown Torrance Redevelopment Project, including the development of the seventy-nine (79) unit senior citizen housing development and related facilities and the development of the thirty-six (36) unit senior citizen housing development and related facilities as now configured and the environmental impacts likely to be caused by the developments. These analyses are contained in the following environmental documents:
 - (a) Final Environmental Impact Report for the Downtown Torrance Redevelopment Project certified by the City Council on February 12, 1979 in connection with the original adoption of the Redevelopment Plan.
 - (b) Initial Study for the Thomas Safran and Associates Project (CUP 84-58, U 84-5) for Parcel 1 of the Negative Declaration determined to be applicable in connection with the original adoption of the Downtown Redevelopment Plan.
 - (c) Initial Study for the Thomas Safran and Associates Project (ZC 84-5, CUP 84-57) for Parcel 2 and the Negative Declaration.

With the aid of transparencies, Ms. Moore then covered the following aspects of the subject consideration:

- (1) Scope of Development in the DDA.
- (2) Schedule of Performance.
- (3) Good Faith Deposit.
- (4) Ground Leases.
- (5) Tenant Rent Levels.

City Council
December 3, 1985

The developer, Mr. Thomas Safran, then provided a brief summary of the present status of the project, and requested the City consider using a bond counsel of his recommendation in order to establish an earlier financial commitment than is anticipated with the City's bond counsel.

Following clarification, as desired, regarding parameters of the DDA and the Section 8 Housing Program, etc., Mayor/Chairman Armstrong inquired as to written communication received. Clerk Babb provided two pieces of correspondence to Special Agency Counsel Rene Campbell for review. Ms. Campbell requested that the record reflect that the first piece of correspondence (from J. Pauline Greer, 1320 Arlington Avenue) basically calls attention to an article about development in Venice, which is not related to the proceedings currently before this Body.

The second letter (from Melvin J. Smith, 1423 Post Avenue), Ms. Campbell continued, references possible impact on the environment as a result of the project -- the environmental documents on this project have been reviewed and the City is prepared to file a Negative Declaration stating that there are no significant impacts, based on documents on file. Another point raised by this letter is whether or not the complex will be four stories in height -- this, per Ms. Campbell, is a design question which has already been approved in preliminary concept drawings.

These two pieces of correspondence were then directed to become part of the official record on this item.

Audience comments were then invited by Mayor/Chairman Armstrong.

Ms. Pauline Greer, 1320 Arlington Avenue, reviewed her efforts to obtain a copy of the DDA and report on this agenda item, which she apparently was unable to do until late this afternoon. Executive Director Jackson advised this speaker of the availability of copies of the agenda at libraries and in certain City offices.

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

Referencing Mr. Safran's request regarding bond counsel, Executive Director Jackson indicated his opinion that the City would want its own counsel for any bond issue, especially one that has implications such as the housing one might. Counsel Remelmeyer concurred.

City Council
December 3, 1985

It was the request of Mr. Applegate that the matter of bond counsel be investigated as to the advantages or disadvantages to the overall program -- Mr. Applegate would, following such investigation, leave the appropriate decision to staff's discretion.

Mr. Applegate further stated that he has never been, nor is he at this time, in favor of a four-story building; however, he will be supportive of the DDA which is under consideration at this time.

Following adoption of the Agency Resolutions (see Redevelopment Agency minutes of December 3, 1985), City Council Resolutions were adopted as follows (Agenda Item 15c).

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

RESOLUTION NO. 85-339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CERTIFYING THAT THE CITY COUNCIL HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE NEGATIVE DECLARATIONS FOR PARCELS 1 AND 2 WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (WITH GROUND LEASES ATTACHED) FOR THE DEVELOPMENT OF SENIOR CITIZEN RENTAL HOUSING IN THE DOWNTOWN TORRANCE REDEVELOPMENT PROJECT AREA AND OF BENEFIT TO THE MEADOW PARK REDEVELOPMENT PROJECT AREA; AND MAKING CERTAIN FINDINGS REGARDING THE ENVIRONMENTAL IMPACT OF THE PROPOSED DEVELOPMENT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-339. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

RESOLUTION NO. 85-340

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE LEASE OF CERTAIN PROPERTIES WITHIN THE DOWNTOWN TORRANCE REDEVELOPMENT PROJECT AREA AND OF BENEFIT TO THE MEADOW PARK REDEVELOPMENT PROJECT AREA TO TORRANCE SENIOR HOUSING; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO

City Council
December 3, 1985

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-340. This motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

* * *

At 6:56 p.m., the City Council agenda order was resumed, the Agency/Council remaining in Joint Session for purposes of a Joint Executive Session to be held later in the meeting (see Page 22).

* * *

17. ADMINISTRATIVE MATTERS:

17a. FEE SCHEDULE FOR FURNISHING COPIES OF PUBLIC RECORDS:

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

RESOLUTION NO. 85-341

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RESCINDING RESOLUTION NO. 80-126 RELATING TO FEE RATES FOR TORRANCE MUNICIPAL CODE AND CERTAIN CITY RECORDS AND ESTABLISHING NEW FEES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-341. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17b. CABLE TELEVISION FOUNDATION:

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

RESOLUTION NO. 85-342

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE CABLE TELEVISION PUBLIC ACCESS FOUNDATION; DESIGNATING THE MEMBERS OF THE CITY COUNCIL AS DIRECTORS OF THE FOUNDATION; AND RESTRICTING THE USE OF FOUNDATION FUNDS

City Council
December 3, 1985

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-342. Her motion was seconded by Councilman Walker (see below for action).

Prior to roll call vote, City Attorney Remelmeyer announced that Mr. Peter Lacombe submitted two signed copies of the amendment to the Cable Television Franchise Agreement signed by the President of Group W.

City Manager Jackson noted that an equipment exhibit was also delivered, this exhibit to be made part of the Agreement itself.

Audience comments were then invited by the Mayor.

Ms. Charlotte Lobb, 1843 West 244th Street, addressed specific areas of personal concern regarding the Franchise Agreement, referencing first the statement regarding the availability of studio time which is set aside at 25%. Clarification was provided by Cable Television Administrator Carter who advised that the 25% does not apply to the editing facility. Mr. Larry Windsor, General Manager of Group W Cable further noted that the facilities such as editing equipment, portable cameras, etc. will continue to be made available and will not be keyed into the 25% which applies to studio time.

Ms. Lobb then referenced other matters which, in her opinion, should be called to the attention of the Council, but dealt with in the Advisory Council area, i.e., staffing (skills and technical competency required); programming parameters encompassed in the definition of "local public access programming;" etc. It was Ms. Lobb's recommendation that the Advisory Group be composed of citizens from broadly based backgrounds.

Clarification and expansion were provided regarding the intent and scope of the document at hand.

Roll call vote on the motion for adoption of Resolution No. 85-342 was unanimously favorable.

Councilman Walker expressed his opinion that the Advisory Board should be composed of no more than seven individuals, with expertise in the field being the basic qualification for placement on that Board.

Councilwoman Geissert requested that staff return to the Council with various models for structuring the Advisory Board, one option to be made up of certain categories of seats, such as the Private Industry Council.

City Council
December 3, 1985

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

RESOLUTION NO. 85-343

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO CABLE TELEVISION FRANCHISE AGREEMENT WITH GROUP W

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 85-343. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

17c. FINANCE COMMITTEE REPORT RE FIRST QUARTER BUDGET REVIEW:

RECOMMENDATION OF FINANCE AND GOVERNMENTAL OPERATIONS COUNCIL COMMITTEE:

The Finance and Governmental Operations Committee recommends that the City Council as a whole implement no program additions or enhancements to the 1985-86 budget and accept and file the City Manager's report on completed Capital Improvement Projects and Capital Improvement Projects in progress.

Councilman Nakano, as Chairman of the Council Finance and Governmental Operations Committee, expanded on the written report, of record, noting Committee concerns regarding the possibility of the closure of two schools in the near future, and the serious impact on the City's resources should it be determined that the City should purchase the land for purposes of retaining open space use. The need for formulation of a long-range plan to determine the future use of these facilities was pointed out by Mr. Nakano, who expressed his opinion that the School District and the City should work very closely in the best interest of the public.

MOTION: Councilman Nakano moved that the Council approve the above stated recommendation of the Finance and Governmental Operations Committee. His motion was seconded by Councilwoman Geissert.

Prior to roll call vote, Councilman Wirth requested that the matter of certain State Library funds of concern to members of the Library Commission be returned to the Council as an agenda item. There were no objections, and it was so ordered.

Roll call vote on the above motion was unanimously favorable.

City Council
December 3, 1985

17d. EXECUTIVE SESSION:

See Page 22.

21. ADDENDUM MATTERS:21a. PROCLAMATION re "Bill of Rights Week."

See Page 2.

21b. GROUP W PURCHASE (INVENTORY LIST):

Informational item - so noted by the Council.

21c. REQUEST TO USE CIVIC CENTER EMPLOYEE PARKING LOT TO CONDUCT CHARITABLE SOLICITATION TO BENEFIT THE HOMELESS:RECOMMENDATION OF CITY MANAGER:

In light of the concerns expressed regarding the Civic Center employee parking lot and Mr. Gaugh's refusal to acquire the required liability insurance, the City Manager recommends that your Honorable Body deny Mr. Gaugh's request.

If your Honorable Body desires to allow Mr. Gaugh's Organization to use City property it is recommended that the City Manager be directed to locate an appropriate site.

The applicant, Mr. Ken Gaugh, 18206 Taylor Court, addressed each concern listed in the staff written report on this item as follows:

- (1) Maple Avenue traffic is beyond capacity at peak periods, and --
- (3) Additional on street parking has traditionally caused neighborhood complaints.
 - o Mr. Gaugh advised that donations will be provided by congregations of neighborhood churches and from the public who has been made aware of the program through the media outreach. All public service announcements will advise donors to park in the north Court House parking lot or in the public lots in front of City Hall.

City Council
December 3, 1985

- (2) The request would necessitate restricting an area of the parking lot causing a displacement of approximately six (6) employee parking spaces in an already over crowded lot.
 - o Mr. Gaugh stated that they need only one parking space.
- (4) The City would require the usual \$1,000,000 liability insurance. Mr. Gaugh stated that his Organization did not have such insurance and was not willing to purchase any. He did suggest that "hold harmless" waivers could be used to protect the City.
 - o The applicant indicated that his organization cannot afford the premium for the specified insurance, and confirmed his statement regarding the "hold harmless" waivers.
- (5) The requested location is not adequately lit for such an activity during the evening hours.
 - o Mr. Gaugh requested a parking spot near the north end of the lot near a light and advised that they will end their shift at 7:00 p.m., rather than 8:00 p.m.

Mr. Gaugh explained the group's desire that each collection site for clothing and blankets for the homeless be located close to a Regional Office of one of the County Supervisors, and their intent to distribute "fact sheets" advising that the Supervisors' current policies exacerbate the County's relief problem, rather than helping the situation.

Council discussion then ensued with City Attorney Remelmeyer providing desired clarification as to the City's policies regarding liability insurance requirements and also the City's policy as to political activity on City property.

Councilman Applegate voiced his opinion that the principal thrust of the subject request is political in nature -- further, there are more suitable locations from the standpoint of safety than the already congested parking lot of City Hall.

MOTION: Councilman Applegate moved to concur with the staff recommendation and DENY the subject request. His motion was seconded by Councilman Walker.

Prior to roll call vote, Council discussion ensued and the following concerns were voiced:

City Council
December 3, 1985

- o Added traffic congestion;
- o Use of a congested parking lot for a political statement;
- o Unfulfilled liability insurance requirements; etc.

Councilman Wirth requested a report from staff regarding the manner in which the City of Torrance handled a study of the homeless conducted by the Board of Supervisors (as related to the Council by Mr. Gaugh).

Roll call vote on Councilman Applegate's motion to deny the request was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. Mr. Ed Greene, 3205 Onrado, speaking for the Madrona Homeowners Association, related problems associated with the development of TT 44175 in the 2500 block of Sonoma Street.

Mr. Greene stated that some members of the Homeowners Association have been harassed and threatened by the developer/builder or his representative in an attempt at intimidation. The following areas of concern were related by this speaker:

- o Surface water runoff;
- o Order to cease and desist until conditions are met;
- o Removal of living mature trees;
- o Dirt mounded against an existing fence;
- o Broken sewer lateral resulting in spillage of raw sewage into a nearby field;
- o Whether or not permits have been issued for the activity on the site;
- o Requirement for drainage cross easements; etc.

Questions specifically posed by Mr. Greene were --

- Has the Soils Engineering Report been filed?
- Does it specify that the drainage does go across private property?

City Council
December 3, 1985

- Has that private property been beneficiary to a documented and recorded cross easement?
- Has the developer been given authority to no longer cease and desist, and to proceed with his development?

It was directed by Mayor Armstrong that Planning and Building and Safety Department staff address all the questions raised and return to the Council with an update on the problems and how they are being dealt with, this report to be returned at the earliest possible time.

Councilwoman Geissert requested that Building and Safety personnel check on the project tomorrow to make sure that no construction, grading activities, etc. are taking place without benefit of permits.

22b. Mr. Ed Greene inquired regarding the Naylor Act in relation to acquisition of the Greenwood School site, and was informed by Mayor Armstrong of the present status of this matter which is to be discussed in Executive Session later in the meeting.

22c. Ms. Sue Herbers, 2264 West 230th Street, a member of the Torrance Civic Chorale, announced the programs scheduled for that group during the Holiday Season.

22d. Mrs. Barbara Smith, 2560 El Dorado, also a homeowner at 1501 Date Avenue, addressed concerns of homeowners in that area regarding TT 44175 (also addressed under Item 22a, above).

Mrs. Smith referenced concerns addressed during the Planning Commission consideration of this matter on November 6, noting that a cease and desist order was put into effect at that time. Problems enumerated included drainage; parking; access; open sewer; trespassing on private property; possible activity without appropriate permits; etc.

Mayor Armstrong advised that staff will follow through regarding these concerns.

22e. Mrs. Ilene Hockens, 1303 Date Avenue, urged careful consideration regarding the tendency to develop "massive" homes on residential lots in the City.

City Council
December 3, 1985

22f. Mrs. Ilene Hockens, 1303 Date Avenue, expressed appreciation to the Council for their continuing efforts regarding Greenwood School acquisition.

22g. City Librarian Buckley announced that the Civic Center Library and all Branches have been brought onto the Automated Circulation System.

22h. Councilman Applegate congratulated Parks and Recreation staff for the success of the annual Turkey Trot held on Thanksgiving morning.

22i. Councilman Applegate observed the lessening of rain-related street problems in the City over the years, and commended the Engineering and Street Departments for their efforts toward this end.

22j. Councilwoman Geissert called attention to the "Can Tree" in the lobby of City Hall -- proceeds to be distributed by the Salvation Army.

The Council now returned to --

17d. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in Joint Session (see Page 15), Mayor/Chairman Armstrong 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:

Pending litigation entitled City of Torrance vs. Torrance Unified School District, Case No. C561662, held pursuant to the provisions of Government Code Section 54956.9(a).

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:

Pending litigation concerning eminent domain proceedings of 25 acres of land situated north of Torrance

City Council
December 3, 1985

Boulevard and east of Van Ness Avenue (Redevelopment Agency of the City of Torrance vs. J. S. Enterprises, et al, Superior Court Case Number C544906.

The authority for holding a closed session for this purpose is contained in Government Code Section 54956.9(a).

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 8:20 p.m., the City Council/Redevelopment Agency of the City of Torrance recessed, convening in Joint Executive Session at 8:30 p.m. The Council/Redevelopment Agency returned at 9:45 p.m., to take the following action.

MOTION: Mrs. Geissert moved to concur with the recommendation of the Redevelopment Staff for an additional allocation for relocation to Silverlight Express. Her motion was seconded by Mr. Wirth, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the recommendation of the City Manager that the Council agree to the basic purchase agreement with the School District regarding purchase of the Greenwood School site, with some language modification that would eliminate the references to the Naylor Bill; however, by instruction of Council that we will add back into that agreement in accordance with the wishes of the School District language that will enable them to repurchase the property for their purposes in the event they will need it, and that language will so stipulate the method and ways that it may be repurchased in terms of the dollar amounts.

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

23. ADJOURNMENT:

At 9:50 p.m., the City Council/Redevelopment Agency formally adjourned to December 17, 1985, 5:30 p.m., due to the upcoming National League of Cities Conference the week of December 10.

#

Peggy Laverty
Minute Secretary

City Council
December 3, 1985

Katy Gessert
Mayor of the City of Torrance

Bonnie E. Gibson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
December 3, 1985