

I N D E X

Torrance City Council - February 2, 1988

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Adjournment was at 12:09 a.m. (Wednesday,  
February 3) to Tuesday, February 9, 1988, 7:00 p.m.

# # # # #

Peggy Laverty  
Minute Secretary

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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, February 2, 1988, at 5:35 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison, Mock, Nakano, Walker, Wirth and Mayor Geissert.

Absent: None.

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

3. FLAG SALUTE/INVOCATION:

Airport Commission Chairman John LeResche led in the salute to the flag.

The invocation for the meeting was provided by Dr. Dennis McFadden, First Baptist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to adopt the City Council minutes of January 5, 1988, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. Councilwoman Hardison seconded this motion which carried by unanimous roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Agenda Item 18a: Ordinance No. 3219 (second reading) - WITHDRAWN at the request of the City Manager/City Attorney inasmuch as this ordinance is replaced by an emergency ordinance to be considered as Agenda Item 17e.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee  
Tuesday, February 23, 1988, 6:00 p.m.  
Subject: Midyear Budget Review.

8. COMMUNITY MATTERS:

8a. GOLDEN BELL AWARD HONOREES:

At the request of Mayor Geissert, City Clerk Wilson assigned numbers and read titles to the following resolutions.

RESOLUTION NO. 88-9

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE HONORING CALLE MAYOR  
MIDDLE SCHOOL OF THE TORRANCE UNIFIED  
SCHOOL DISTRICT FOR WINNING A GOLDEN BELL  
AWARD FROM THE CALIFORNIA SCHOOL BOARDS  
ASSOCIATION

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MOTION: Councilman Nakano moved to adopt Resolution No. 88-9. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

RESOLUTION NO. 88-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING RUTH DALVEN FOR HER DIRECTION OF THE AWARD WINNING "ROADS TO ACCEPTANCE" PROGRAM AT CALLE MAYOR MIDDLE SCHOOL OF THE TORRANCE UNIFIED SCHOOL DISTRICT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-14. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

RESOLUTION NO. 88-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING DELORES HARDISON FOR HER DIRECTION OF THE AWARD WINNING "ROADS TO ACCEPTANCE" PROGRAM AT CALLE MAYOR MIDDLE SCHOOL OF THE TORRANCE UNIFIED SCHOOL DISTRICT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-15. His motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable (Councilwoman Hardison ABSTAINED).

It was with sincere pride that Mayor Geissert, on behalf of her fellow Councilmembers, presented the above resolutions to Mr. William C. Colby, Principal of Calle Mayor Middle School; Ms. Ruth Dalven and Councilwoman Dee Hardison.

The Mayor recognized the outstanding contribution to the field of education represented by these three individuals, all of whom were present to accept, with appreciation, the City's acknowledgment of their efforts and accomplishments.

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8b. PRESENTATION OF SERVICE AWARDS:

Mayor Geissert presented awards in recognition of their years of service to the City of Torrance to the following City employees.

Mr. Brooks Bell, Civil Engineering Associate -  
15 years

Ms. Jeni Paquette, Senior Account Clerk -  
20 years.

Mr. Bell and Ms. Paquette accepted, with appreciation, this recognition of their years of service to the City.

8c. PRESENTATION OF RETIREMENT PLAQUE:

Mayor Geissert presented a plaque to retiring Bus Operator, John Daniel, who gratefully accepted this recognition.

8d. RESOLUTION HONORING CARL THOMAS:

RESOLUTION NO. 88-21

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE HONORING CARL THOMAS  
FOR HIS DEDICATION, PROFESSIONALISM, AND  
CONTRIBUTIONS TO THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-21. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

8e. RESOLUTION CELEBRATING KASHIWA-TORRANCE RELATIONSHIP:

RESOLUTION NO. 88-20

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE CELEBRATING THE  
FIFTEENTH ANNIVERSARY OF THE KASHIWA-  
TORRANCE SISTER CITY RELATIONSHIP

MOTION: Councilman Nakano moved to adopt Resolution No. 88-20. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ENCROACHMENT AGREEMENT - 17826 OSAGE AVENUE  
(Proponent: Bill and Pauline K. Nakagawa):

RESOLUTION NO. 88-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED FEBRUARY 2, 1988, BETWEEN THE CITY OF TORRANCE AND BILL AND PAULINE K. NAKAGAWA PERMITTING THE ENCROACHMENT IN THE PUBLIC UTILITY AND PLANTING EASEMENT ALONG THE 179TH STREET SIDE OF 17826 OSAGE AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-22. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10b. ENCROACHMENT AGREEMENT - 4303 WEST 178TH STREET  
(Proponent: Christie B. Hadley):

RESOLUTION NO. 88-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED JANUARY 19, 1988, BETWEEN THE CITY OF TORRANCE AND CHRISTIE B. HADLEY PERMITTING THE ENCROACHMENT IN THE PUBLIC RIGHT-OF-WAY OF 178TH STREET WITH A WROUGHT IRON AND BRICK FENCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-23. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

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11. POLICE AND FIRE MATTERS:

- 11a. COUNCIL AWARD OF CONTRACT for "City Initiated" vehicle  
and storage services  
Ref: Bid 87-83.

RECOMMENDATION:

It is recommended that Council award the contract for the required "City initiated" towing and vehicle storage service requirements for the term specified in the bid, of three (3) years, with a follow-on provision allowing a renewal of the contract based on satisfactory performance for an additional two (2) years, to the low bidder, the Van Lingen Body Shop of Torrance, with the rates and terms and conditions of the bid to apply to the new contract and adopt the RESOLUTION therefor.

CITY MANAGER'S NOTE:

The City Manager concurs with low bid but would rather have an annual contract.

Audience in put was invited by Mayor Geissert.

Mr. Frank Scotto, of Frank Scotto Towing (one of the bidders for the subject contract), address: 20318 Regina, expressed disappointment in staff's recommendation to award the contract to the Van Lingen Body Shop. Mr. Scotto provided clarification as he deemed necessary regarding the number of vehicles in his fleet, rates, etc. as reflected in the agenda material on this item, and indicated concurrence with the City Manager's recommendation for an annual contract, thus establishing a firm rate for that period of time. Mr. Scotto further recommended that the Council consider splitting the City for towing services.

A brief Council/staff discussion ensued encompassing the pros and cons of a three-year vs a one-year contract. It was confirmed in response to a question by Councilwoman Hardison that if the City were to go to a one-year contract, the contract rate would be firm for that year.

Councilman Applegate noted his dismay at what he considered to be the inappropriateness of awarding a one-year contract at this time when the public bidding process and all preparatory work thereto surrounded a three-year contract.

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MOTION: Councilman Applegate then moved to concur with the General Services and Police Departments in their recommendation for award of the subject bid (three-year contract). This motion DIED FOR LACK OF A SECOND.

Deputy Police Chief Hone addressed the concept of splitting the City for purposes of awarding towing contracts, pointing out that there were many problems associated with that practice when used by the City some years ago.

Councilman Nakano favored a one-year contract at this time, and suggested that the concept of splitting the City might be further investigated.

MOTION: Councilman Wirth moved to refer Agenda Item 11a, to the Public Safety Committee of the City Council for further consideration. His motion was seconded by Councilman Mock.

A SUBSTITUTE MOTION was then offered by Councilwoman Hardison to award a one-year contract to the vendor recommended by staff, with the matter to then be referred to the Public Safety Committee to look into the pros and cons of splitting a contract. This motion was seconded by Councilman Walker.

Councilman Applegate inquired as to the City's right to change the terms of a bid subsequent to the advertised public bidding process. City Attorney Remelmeyer advised that the City could, in this case, reject the three years and attempt to substitute a one-year term, with the consent of the successful vendor.

It was Councilman Applegate's opinion that to "change the rules" after having gone through the bidding process and determined a successful bidder, would not be in accordance with acceptable practices.

Mr. Robert Van Lingen, 17813 Osage Avenue, then addressed the Council first on the subject of rates, noting that their rates have historically been controlled by contract, there being a clause included therein which prohibits those rates from ever being higher than those allowed by the Los Angeles Police Commission (accepted as a standard rate in the industry). Although their past contractual agreements with the City of Torrance have allowed for a raise in rates subject to City Council approval, Mr. Van Lingen advised that such increases have always been years behind the Los Angeles Police Commission rate increases.

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Mr. Van Lingen then outlined their stand on the issues discussed as follows:

1. Their first preference would be to have the contract awarded as bid publicly, with an annual review if required.
2. Their second, and lesser, choice would be for a fixed rate throughout the duration of the contract.
3. Lastly, they would agree to annual renewal of the contract.

Ms. Inez Van Lingen, 4014 West 179th Street, voiced opposition to the concept of splitting the City for purposes of a towing contract, it being her opinion that such an approach would prove economically inadvisable.

Roll call vote on the above SUBSTITUTE MOTION was as follows.

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

NOES: COUNCILMEMBERS: Applegate.

City Attorney Remelmeyer pointed out that the SUBSTITUTE resolution provided in staff's supplementary packet of written material should now be adopted with an AMENDMENT adding the following proviso at the end: "Provided, however, that the term of this contract shall be limited to one year."

(SUBSTITUTE)

RESOLUTION NO. 88-24

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE CONTRACTING FOR NEEDED  
"CITY INITIATED" TOWING AND VEHICLE  
STORAGE SERVICES SETTING THE RATES FOR  
THOSE SERVICES BASED ON RATES BID TO THE  
CITY IN BID #B87-83 WHICH ARE INCLUDED  
AS A PART OF THE CONTRACT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-24 AS AMENDED, per the City Attorney's request. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. PROPOSED CHANGES IN STATE AIRPORT NOISE STANDARDS:

At the request of Mayor Geissert, Environmental Quality Officer Roelen provided the staff report on this agenda item, per written material of record.

In concluding his formal presentation, Mr. Roelen called attention to the following recommendations.

AIRPORT COMMISSION RECOMMENDATION:

The Airport Commission recommends the City Council convey to the State the following recommendations:

1. Adopt the requested Ldn noise description methodology.
2. Send a strong message to the State that Torrance believes a separate and lower CNEL or Ldn criterion should be used for general aviation airports and Torrance wants an opportunity to provide input via the public hearing process, and
3. Include Single Event Noise Level (SEL) and Hourly Noise Level (HNL) in the State noise standard as a measurement methodology.

BUILDING AND SAFETY AND TRANSPORTATION DEPARTMENT RECOMMENDATION:

The Building and Safety and Transportation Departments recommend the Council convey to the State the following recommendations:

1. Adopt the requested Ldn noise description methodology.
2. Request the State to study the feasibility of establishing a separate and distinct CNEL (Ldn) criterion for general aviation airports.

At the conclusion of the staff presentation, City Attorney Remelmeyer expressed his views on this matter essentially as follows, basically indicating concurrence with the staff recommendation.

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At the present time, Mr. Remelmeyer noted, the City of Torrance, by State standards, does not have a noise problem, which is a considerable protection in the case of a lawsuit being filed by residents of the area. Asking the State to impose a Single Event Noise Level on the City Council, Mr. Remelmeyer advised, flies in the face of the entire thrust of the Council over the years, which is local control of the airport.

Continuing, the City Attorney advised that he is of the opinion that the City Council has done an outstanding job over the years in balancing the problems of the residents in the area and, at the same time, balancing the needs of the airport community so the City has a viable airport. Should the Council adopt the Airport Commission's recommendation, Mr. Remelmeyer stated that it would do nothing to lower the noise level at the airport, and it would go a long way toward making the City vulnerable economically in the event of a lawsuit.

Mayor Geissert invited audience input at this time.

Mr. Ted Stinis, Torrance Area Pilots Association, 4118 Via Lado, addressed the Pilots Association's reaction to the subject agenda item, noting that they favor the Building and Safety and Transportation Departments recommendations to request the State to study the feasibility of establishing a separate and distinct CNEL criterion for general aviation airports, because of their feeling that in the process of doing that study it will be proven that it is not warranted.

Mr. Paul Jacobson, 22937 Audrey Avenue, who represented himself as Chairman of the Airport Committee for the Southwood Homeowners Association, advised that his homeowners association strongly opposes a conversion from CNEL to Ldn as not being valid for general aviation noise levels.

This speaker indicated their support of the Airport Commission's recommendation that if the Council chooses to support the State's recommendation regarding conversion to the Ldn measurement methodology, the Council suggest in the strongest possible ways that the State consider a separate category for general aviation.

Next to address the Council was Mr. Joe Arciuch, 23521 Kathryn Avenue, who referenced correspondence of a technical nature (of official record) from Mr. Richard Dyer, Airport Environmental Specialist, State Department of Transportation, Division

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of Aeronautics. Mr. Arciuch strongly objected to Mr. Dyer's written observations and allegations, and noted his personal intent to respond thereto in writing.

Appreciation for Mr. Arciuch's expertise and extensive time and effort expended on this subject was expressed by members of the Council.

Mr. Michael Bedinger, , 4011 West 232nd Street, a member of the Airport Commission, clarified that body's stand in this matter, and stated that philosophically they would like their concern relayed to the State, noting that the City of Torrance has a workable noise solution and the noise standards proposed by the State are not compatible with the manner in which this City is managing its airport.

At this time, City Attorney Remelmeyer clarified that his major concern is that the City of Torrance not transfer control over the noise level and the Torrance Airport to the State -- the City Council should itself retain complete control over that noise level.

The basic problem, Mr. Remelmeyer explained, is the portion of the Airport Commission's recommendation asking the State to lower the CNEL or Ldn criteria which would, in effect, lower the City's ability to resist any future suits that may be brought by property owners against the City. Under Federal Law, the SENEL standards can be established by the Council for the Torrance Airport because the City of Torrance is the proprietor of the airport and the State of California does not have the authority to set those noise levels, Mr. Remelmeyer concluded, urging that the control of the airport be kept in the hands of the Council and not the State Department of Aeronautics.

Next to speak from the audience was Mr. George Mobley, 415 Via Mesa Grande, who commended the Council for attempting to keep airport noise levels down, and advised of the requirement for a real estate disclosure statement which would include noting that a property is located near an airport.

Ms. Marjorie Maxwell, 4309 West 231st Street, urged that the City not allow the noise level from the airport to be increased.

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Ms. Ann Adam, 5359 Bindewald Road, noted concurrence with the City Attorney's remarks that local control should not be relinquished.

Last to speak from the audience on this item was Mr. Edward Cannady, 1110 Teri Avenue, who urged that the Council not lose control over airport noise, and also requested that the noise level not be lowered because, in his opinion, that would restrict growth.

MOTION: Councilman Wirth moved to hold Agenda Item 13a for one week for additional input from staff and possibly the Airport Commission. This motion DIED FOR LACK OF A SECOND.

Councilwoman Hardison indicated her preference to approve Recommendation #1 as stated, and to further strongly request that the State study the feasibility (per staff recommendation) including the statement which indicates that Torrance wants the opportunity to provide input. In light of the State's deadline of February 12 for accepting recommendations, Mrs. Hardison suggested that action be taken accordingly on the first two recommendations, holding Recommendation #3 as a separate item.

MOTION: Councilwoman Hardison moved to support Recommendation #1 of the Airport Commission and Building and Safety/Transportation Departments. Further, supporting the Building and Safety recommendation on Recommendation #2, strengthening it to say that the City strongly supports a study of the feasibility and adding the statement about Torrance wanting an opportunity to provide input. (Clarification of the intent of this motion as set forth by Mrs. Hardison, is shown below.)\*\*

The motion was seconded by Councilman Walker.

A brief Council discussion ensued indicating strong support for maintaining local control.

In response to an inquiry by Councilman Nakano, Airport Commission Chairman Jack LeResche advised that the Commission first adopted Recommendations #1 and #2 -- Recommendation #3 was adopted under a separate motion.

\*\*Clarifying the intent of her motion, Councilwoman Hardison indicated that basically she was taking the Airport Commission's recommendation and sending a strong message to the State that Torrance believes separate and distinct CNEL or Ldn

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criteria should be used for general aviation. Mrs. Hardison advised that she was using the Airport Commission's recommendation and deleting the words "and lower".

It was affirmed by Director of Building and Safety Grippo, by Director of Transportation Horkay, and by City Attorney Remelmeyer, that deletion of lower and the addition of the word distinct would be acceptable.

Roll call vote on Councilwoman Hardison's motion was unanimously favorable.

\* \* \*

At 7:50 p.m., a brief recess was called by the Mayor. The Council reconvened at 8:05 p.m., to continue with its regular agenda order.

\* \* \*

14. PERSONNEL MATTERS:

14a. REVISED CLASS SPECIFICATION - SENIOR ELECTRICAL INSPECTOR:

RECOMMENDATION:

City management, the Civil Service Commission and the Engineers recommend that the proposed revisions to the Senior Electrical Inspector class specification be approved.

MOTION: Councilman Nakano moved to concur with the above stated recommendation on Agenda Item 14a. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

14b. CLASS SPECIFICATIONS - SURVEYOR AND SURVEY PARTY CHIEF:

RECOMMENDATION:

The Personnel Department and the Civil Service Commission recommend approval of the new class specification for Surveyor and the revised class specification for Survey Party Chief; and the Personnel Department recommends adoption of the Supplemental Memorandum of

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Understanding setting forth the salary range for Surveyor. The Engineers concur in staff's recommendations.

At the request of Mayor Geissert, City Clerk Wilson assigned a number and read title to the following --

RESOLUTION NO. 88-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS AMENDING RESOLUTION NO. 87-197

MOTION: Councilman Nakano moved to adopt Resolution No. 88-25. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

15. HEARINGS:

15a. EA 85-15, (ZC 85-2, CUP 85-34) KELT OIL & GAS INC./ SANTA FE ENERGY:

Mayor Geissert announced that this was the time and place for continued City Council consideration of a Councilmanic appeal of the Environmental Review Board finding regarding the Environmental Impact Report for a secondary oil recovery project by waterflooding a 560 acre portion of the Southeast Torrance oil field from a drill site at the northeast corner of Sepulveda Boulevard and Border Avenue. EA 85-15, (ZC 85-2, CUP 85-34) KELT OIL & GAS INC./SANTA FE ENERGY.

Proof of publication was provided by the City Clerk and was filed without objection.

Councilwoman Hardison announced that she would abstain in consideration of this matter for reasons of record. Mrs. Hardison then departed from the Council Chambers.

Principal Planner Woodward provided the staff presentation per written material of record, and noted that the Environmental Review Board and Planning Staff recommend that the Environmental Impact Report be certified as adequate and accurate.

Ms. Woodward introduced the following individuals who were present to provide input as might be desired by the Council.

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Mr. Jim Crisp, Vice-President of BCL Associates, Inc., preparer of the EIR;

Mr. Steve Fields and Mr. Ed Brannon, representing the State of California, Division of Oil and Gas;

Mr. Dave Breiholz, project engineer; and

Mr. Gregg Martin, project manager.

Mayor Geissert observed that the material previously requested on improperly abandoned wells has been provided by the Division of Oil and Gas and is reflected on Page 27 and subsequent pages in the agenda packet. Principal Planner Woodward affirmed that all documentation plus testimony received at this meeting, as well as evidence submitted, will travel as part of the Environmental Impact Report on this project.

Audience input was then invited by the Mayor.

\*

Mr. John Bailey, 23404 Walnut Street, called attention to conflicting data regarding the number of abandoned wells and improperly abandoned wells as reflected in the subject Draft EIR and in correspondence from the Division of Oil and Gas (DOG). Mr. Bailey inquired regarding the cause of the discrepancies and asked what action is being taken to remove same from the EIR.

Mr. Steve Fields, representing the State of California Division of Oil and Gas, advised that they found approximately 425 wells in the area and determined that the number of wells requiring mitigation is 25 wells. Of those 25 wells, Mr. Fields noted that 18 wells require mitigation measures to protect the fresh waters, with the other 7 wells also having some problem to do with the surface.

Continuing, Mr. Fields pointed out that the DOG, as the responsible agency, made the original comment that the poorly abandoned wells as shown in Appendix C were not the official list, and that an official list was being compiled. In the process of reviewing an injection project such as that received from Kelt Energy, Mr. Fields advised that the DOG reviews all of the wells in an independent study.

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Further clarification was provided by Mr. Jim Crisp of BCL Associates, who noted that basically the document was based on the best available information at the time, and the report supported the conclusion that the DOG report would be the authoritative report on the abandoned wells, that report now having been incorporated by reference. As to Mr. Bailey's inquiry regarding removal of the the conflicting figures from the information, Mr. Crisp recommended the addition of a statement incorporating the new data as superseding documentation.

\*

Next to speak from the audience was the President of SETHA, Ms. Sue Herbers, 2264 West 230th Street, who pointed out that no line-of-sight drawings were provided from the residential area on the south side of Sepulveda, nor did any of the line-of-sights provided show any oil rigs in place.

Ms. Herbers also voiced concerns regarding the water to be used -- where will that water come from -- how much will be used -- what are mitigating measures related to the water issue.

Mr. Crisp responded first to the comments regarding line-of-sight presentations, noting that the main drilling rigs at a height of 160 feet will be plainly visible from all sides of the project, which has been stated in the document. Where a line-of-sight becomes useful, Mr. Crisp explained, is in addressing the aesthetics of a perimeter berm and wall treatment around the drill site and its effect in screening the on-site equipment. The fact that no line-of-sights were shown from the south was, this speaker advised, because the elevation to the south of the site is much higher, so that a much shorter wall is even more effective in screening the rest of the equipment which is down lower in the site.

Addressing the question of water, Mr. Crisp advised that the current proposal (which would still require approval from responsible agencies such as DOG, Water Quality, etc.) is to develop water on site, to complete wells into the deeper brine, pump those solutions to the surface, and use them as an injected fluid.

As to the impacts on the area, Mr. Crisp referenced the geologic sections of the report and advised that for all intents and purposes the water zones beneath the site are non-potable and would not impact any fresh water that the City or industries

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might be using currently. The use of brines, Mr. Crisp continued, was mentioned in the report as a possible alternative source, and would be the least impacting of the alternatives considered to date.

Returning to the subject of visual impacts, Mayor Geissert stated that her concern goes beyond the visual to include such things as noise and odor impacts. The Mayor referenced minutes of the City Council meeting of October 27, 1987, wherein it was stated: "It was the Mayor's expressed desire to see a comparison between a below-grade facility . . . and a facility at grade . . . ." -- this requested information has not been provided, Mrs. Geissert noted.

\*

Ms. Marjorie Maxwell, 4309 West 231st Street, expressed concerns regarding the possible location of improperly abandoned wells under, or in close proximity to, houses. This speaker advised that she is "very much against allowing the project to proceed", deeming it undesirable and unsafe in this particular residential area where wells have been improperly abandoned, pipes are old, etc.

In response, Mr. Steve Fields of the Division of Oil and Gas indicated that under normal circumstances a good alternative would be to re-enter the well and re-abandon it. However, with the specific location of some of these wells unknown and the possibility that they may be under existing houses, Mr. Fields suggested that an alternative to re-entry would be to place a producer near one of the poorly abandoned wells to reduce the pressure, and that is what will be required and what the applicant has proposed to do.

Mayor Geissert then asked the specific question as to whether or not a house would now be permitted to be built over a well that had been abandoned under less than current standards. Mr. Fields advised that a new law in January of 1987 requires cities and the DOG to work together on plot plans concerning building over or in proximity to abandoned wells; however, the DOG would "recommend that no house be built over an abandoned well."

Further clarification was provided by Mr. Ed Brannon of the DOG, who advised that they will require that the mitigating wells be directionally drilled from a local drill site -- an alternative method to solving the problem if there is a house on

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top would be to place a producer right next to those wells and keep the reservoir pressure lower by making sure that well is constantly producing fluid in that area.

Ms. Maxwell returned to the podium to express her desire to determine whether or not an abandoned well is located under her house. Mayor Geissert requested that Mr. Brannon meet with Ms. Maxwell regarding this concern.

The possible contamination of the domestic water supply and negative effect on the soil was next questioned by Ms. Maxwell. A brief outline of the process was provided by Mr. Crisp who stated that, based on the way it is done, there should be no surface contamination resulting from the brines at the project site -- the use of brines in the zone of waterflood should not cause adverse impacts. All mitigation measures, Mr. Crisp noted, are designed to protect the fresh water zones that exist above.

Ms. Maxwell then addressed her concerns relative to train traffic near the site and the possibility of street traffic being blocked during peak hours which would preclude large trucks from maneuvering in and out of the project site. Responding, Mr. Crisp stated that the fact that there is train traffic through the City of Torrance and its effect on the project's traffic is totally insignificant.

Councilman Wirth commented that Water System Superintendent O'Cain had verbally indicated to him that he "was comfortable" with the way the water issue is addressed in the report.

\*

Mr. John Bailey returned to suggest that the 25 poorly abandoned wells be specifically located on lots and it be determined, by visual inspection, whether there is a house on the lot, a production well, etc.

\*

Mr. Dave Breiholz, project engineer, David C. Breiholz and Company, Inc., advised that his company will submit an alternate for comparison purposes, addressing the impacts earlier referenced by the Mayor.

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Mayor Geissert indicated her great disappointment in that the material previously requested by her was not provided. A comparison of an at-grade vs. a below-grade operation was desired by the Mayor from the standpoint of view, noise, glare, fumes, etc.

\*

Ms. Sue Herbers returned to inquire if a house were to be razed on an improperly abandoned well site, would the owners be allowed to build a new house on that property? Building and Safety Director Grippo advised that the ability to build on the property would be there provided the well were certified as having been abandoned to current DOG standards. If it was not, Mr. Grippo advised, the well would have to be re-abandoned to the current standards before they would be allowed to build over it.

\*

The next audience speaker was Mr. Norris Pan, 2142 West 233rd Street, owner of property at 227th Street and Cabrillo Avenue (approximately 200 feet from the drill site). Mr. Pan identified himself as a licensed Civil Engineer and indicated that he has serious concerns regarding the effect on the drill site of vibration from trains and highway traffic.

Mayor Geissert requested Mr. Crisp to discuss Mr. Pan's concerns with him following this hearing and to locate the area in the document where this is addressed.

\*

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

Councilman Applegate indicated his desire to see the wells that need to be mitigated specifically identified and physically located as to site, and inquired regarding the feasibility of declaring the EIR to be adequate and accurate, but requiring that information to be provided. City Attorney Remel-

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meyer advised that such action would be appropriate, and that the Planning Commission should not commence to make its decision until that information has been provided.

The following was then offered --

MOTION: Councilman Applegate moved to concur with staff's recommendation as to the adequacy of the Environmental Impact Report as presented, with the added requirement that the above-ground physical aspects of all of the 25 well sites recommended for mitigation be identified.

The motion was seconded by Councilman Wirth.

Mayor Geissert voiced her preference to continue the matter pending receipt of the information needed. The Mayor commented on the importance of establishing the exact location in proximity to structures of those 25 wells, and also the importance of receiving the information she had requested on October 27, regarding the relative environmental impacts of an at-grade or below-grade operation. If it is feasible to do a below-grade operation, Mrs. Geissert opined that there would be some tremendous mitigation of noise factors, glare and visual impacts.

A SUBSTITUTE MOTION was offered by Councilman Nakano to hold Agenda Item 15a (EA 85-15, Kelt Oil & Gas Inc./Santa Fe Energy) for two weeks (City Council meeting of February 16, 1988\*\* [date later amended - see Page 21]).

The substitute motion was seconded by Councilman Mock.

Discussion continued, it being Councilman Applegate's recommendation that a subsurface or depressed project be strongly considered because of the project's location on Sepulveda Boulevard, one of the gateways to the City, and also because of the visual impact represented to the surrounding residential area.

Responding to a question as to the time required to provide the information desired, Mr. Crisp indicated that line-of-sights could be provided within the two week time frame provided the necessary engineering data is available in a timely manner.

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Councilman Walker requested that on-site options be provided, e.g. if it is possible to go deeper, how deep would be practical -- if it is feasible to berm and go down a matter of feet, that information must be provided in order for the Council to make a judgmental decision.

Mr. Dave Breiholz indicated a desire to address the Council at this time, whereupon Councilman Applegate MOVED to reopen the hearing. His motion, seconded by Councilman Walker, carried unanimously by roll call vote (Councilwoman Hardison abstained).

Mr. Breiholz requested further clarification as to the information being requested, taking into account that the site itself is at variable grades (the corner of Border and the railroad right-of-way being at grade; the rest of the site being below grade to a maximum of 12 feet). Mr. Breiholz advised that if lowered more, a higher retaining wall supporting the railroad would be required.

Mr. Peter Lacombe, 3848 Carson Street, representing Kelt Energy, noted his understanding of the Council's request and his belief that they can furnish the desired data to Mr. Crisp along with a map locating the 25 abandoned wells requiring mitigation. The Mayor's specified requests as related at various times during this hearing were acknowledged by Mr. Lacombe.

Added input was provided by Councilman Applegate who acknowledged that the deeper the site is excavated, the smaller the site becomes and the more costly the project becomes -- opposition to "any great wall" along the railroad tracks was voiced by this Councilmember.

Mr. Applegate requested that a maximum depth feasible for the table be established which would give the greatest amount of protection in terms of visual impact, reflection, etc. It was his desire that mitigation measures from an engineering standpoint be provided to the Council as an alternative consideration.

Mayor Geissert then quoted from material of record as follows, deeming these the types of things she is concerned with.

Environmental Review Board minutes of September 16:

"Mr. Peter Lacombe, 3848 Carson Street, was present to represent Kelt Oil and Gas. Regarding the suggestion that the floor be placed 15 feet below grade, Mr. Lacombe clarified the proponent's acceptance of this as a 'comment,' something that would be reviewed in

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the design, but not as a mitigation measure. Mr. Lacombe submitted that, in the guise of suggested mitigation measures, there are just suggestions and comments, most of which he felt were obtainable."

Building Department comments of August 24:

"To mitigate aesthetic, noise and safety impacts, the working area floor (top of well cellars) should be at least 15' below ground level and the perimeter wall/berm treatment should be at least 15' above ground level, with the berm constituting the major portion of the perimeter treatment. Having the tops of the pumping units visible from nearby residences and adjacent streets is unacceptable and certainly not insignificant."

At this point, Councilman Applegate MOVED to reclose the hearing. His motion, seconded by Councilman Mock, carried without objection (Councilwoman Hardison abstained).

Discussion then turned to the date this matter is to be returned to the Council, the date of February 23, 1988, a 7:00 p.m. meeting being deemed by Planning Director Ferren the most realistic.

\*\*The substitute motion was then SO AMENDED by Councilman Nakano to reflect the February 23 date at 7:00 p.m. The amendment was accepted by Councilman Mock as seconder of the motion, and roll call vote proved unanimously favorable (Councilwoman Hardison abstained).

Councilwoman Hardison returned to the Council Chambers at this time.

15b. PP 87-47, W 87-33, MARSHA AND RICHARD ROSATO:

Mayor Geissert announced that this was the time and place for Council consideration of a neighbor appeal of a Planning Commission approval of a Precise Plan of Development and front yard setback Waiver to allow a lower-level and first story addition to an existing single family residence in the R-1 zone at 25806 Skylark Drive. PP 87-47, W 87-33: MARSHA AND RICHARD ROSATO.

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Proof of publication was provided by City Clerk Wilson and it was filed without objection.

During the staff presentation by Principal Planner Gibson, it was noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the request.

Following further staff clarification as desired by the Council, Mayor Geissert invited the proponents to speak.

Marsha and Richard Rosato, 25806 Skylark Drive, approached the podium, and Mrs. Rosato read aloud a prepared statement providing background information and describing their efforts to effectuate a design which would ensure the least possible impact on all of their neighbors and meet the City's Hillside Ordinance requirements.

Mrs. Rosato addressed specific objections raised by the opponents to the proposed construction, such as issues of privacy, air and sunlight, view, and hardship. In conclusion, Mrs. Rosato stated her opinion that the appeal filed is not justified and that objections raised do not warrant denial of the project. Approval of the application was requested.

The Mayor then invited the appellant to address the Council.

Mr. John Marshall, 25802 Skylark Drive, urged approval of the appeal and deemed staff material on this item to be "totally biased and wracked with falsehoods and in utter disregard for our property rights."

Mr. Marshall then provided examples in the following areas which he maintained to be biased and false --

- sideyard setback
- view impact
- impact on surrounding properties
- privacy impact
- trimming of fruit trees.

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This speaker submitted, for the record, a photograph showing the silhouette of the proposed addition taken from his bedroom window and illustrating, with an insert, the building size represented by the proposed construction.

The unacceptable aspects of a driveway which would allow an automobile to overhang the public sidewalk was next addressed by Mr. Marshall, who maintained that the proposal, if approved, will erode his property value and the quiet enjoyment of his home.

\*

Attorney Edward Bernardo, 23133 Hawthorne Boulevard, #308, referenced written objections (of official record) and photographs depicting before and after silhouettes of the Rosato property as viewed from the Marshall property, as well as photographs of other homes in the area that have added to the rear of their property.

Mr. Bernardo then reviewed Findings of Fact issued for approval of the proposal by the Planning Commission, and proceeded to dispute each Finding as set forth in the agenda material of record.

Attorney Bernardo requested that the plan be denied and the appeal be approved.

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.

The following action then took place.

MOTION: Councilman Applegate moved to deny the appeal and grant the project on PP 87-47 and W 87-33, Marsha and Richard Rosato. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Mayor Geissert explained her personal vote on this item, noting that the Hillside Ordinance was adopted to minimize impacts, but was never intended to preclude people from improving or expansion on their homes. Mrs. Geissert observed that the

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Rosato's addition is not on the view side of the Marshall home and, although acknowledging that the Marshall's will lose light in their bedroom, in her opinion the Rosato's have done an incredible job of minimizing the impact and still gaining needed space.

RESOLUTION NO. 88-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A LOWER LEVEL AND A FIRST-STORY ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE ON PROPERTY LOCATED AT  
25806 SKYLARK DRIVE  
PP 87-47: MARSHA AND RICHARD ROSATO

MOTION: Councilman Nakano moved to adopt Resolution No. 88-26. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

\* \* \*

At 10:25 p.m., a brief recess was called by the Mayor. The Council reconvened at 10:45 p.m., to continue its regular agenda order.

\* \* \*

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17. ADMINISTRATIVE MATTERS:

17a. 1988 GENERAL MUNICIPAL ELECTION:

At the request of Mayor Geissert, City Clerk Wilson assigned a number and read title to the following --

RESOLUTION NO. 88-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ESTABLISHING VOTING PRECINCTS AND POLLING PLACES, APPOINTING PRECINCT BOARD MEMBERS AND FIXING COMPENSATION FOR THE GENERAL MUNICIPAL ELECTION OF THE CITY ON TUESDAY, MARCH 8, 1988, CALLED BY RESOLUTION NO. 87-226 OF THE CITY COUNCIL

MOTION: Councilman Nakano moved to adopt Resolution No. 88-27. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 88-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE CANVASS OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON THE 8TH DAY OF MARCH, 1988, TO BE MADE BY THE CITY CLERK OF THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-28. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

RESOLUTION NO. 88-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, PROVIDING FOR THE CONDUCT OF A SPECIAL RUN-OFF ELECTION FOR ELECTIVE OFFICES IN THE EVENT OF A TIE VOTE AT THE 1988 GENERAL MUNICIPAL ELECTION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-29. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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17b. OUTSIDE ATTORNEY'S CONTRACT:

RESOLUTION NO. 88-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN INCREASE IN FUNDING FOR A CONTRACT WITH THE LAW FIRM OF COX, CASTLE & NICHOLSON

MOTION: Councilman Nakano moved to adopt Resolution No. 88-30. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

17c. NON-CONFORMING USE ORDINANCE:

ORDINANCE NO. 3220

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENACTING A NEW SECTION 92.22.17 OF THE TORRANCE MUNICIPAL CODE SUSPENDING THE PROVISIONS OF PARAGRAPH e) OF SECTION 92.22.3 AND SECTIONS 92.22.4 THROUGH 92.22.13 AND SECTION 92.22.15 FOR A PERIOD OF ONE (1) YEAR PENDING A STUDY OF NON-CONFORMING USES IN THE CITY

MOTION: Councilman Nakano moved to approve Ordinance No. 3220 at its first reading. His motion was seconded by Councilman Walker.

Prior to roll call vote, Mr. George Mobley, 415 Via Mesa Grande, expressed his appreciation to the City for the above action.

The motion to approve Ordinance No. 3220 at its first reading was unanimously approved by roll call vote.

17d. FINANCIAL REPORT AND AUDIT FOR FY ENDED JUNE 30, 1987:

RECOMMENDATION:

It is recommended that by motion your Honorable Body acknowledge acceptance of the Finance Director's Report and the independent auditor's audit opinion for the fiscal year ended June 30, 1987.

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MOTION; Councilman Applegate moved to concur with the above stated staff recommendation on Agenda Item 17d. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

17e. SEISMIC REHABILITATION ASSESSMENT-PROCEDURAL EMERGENCY ORDINANCE:

EMERGENCY ORDINANCE

ORDINANCE NO. 3221

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENACTING A NEW CHAPTER 6 TO DIVISION 2 OF THE TORRANCE MUNICIPAL CODE, PROVIDING FOR THE SALE OF BONDS AND OTHER OBLIGATIONS TO FINANCE SEISMIC SAFETY BUILDING REHABILITATION AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3221 at its first and only reading. His motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, Ms. Mary Perry, 1414 Cravens, owner of 16 units in the Downtown Redevelopment Area, requested and received clarification from City Manager Jackson as to certain provisions of the subject ordinance.

Roll call vote on the above motion was unanimously favorable.

17f. CONTRACT FOR SEISMIC SAFETY BOND COUNSEL:

RESOLUTION NO. 88-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT FOR BOND COUNSEL SERVICES WITH LAW FIRM OF O'MELVENY & MYERS

MOTION: Councilman Nakano moved to adopt Resolution No. 88-31. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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17g. EXECUTIVE SESSION:

See Pages 31 and 32.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3219:

WITHDRAWN - See Page 2.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT - For the purchase of two (2) Fire and twelve (12) Police budgeted-replacement new 1988 Sedans utilizing a cooperative purchase agreement with Los Angeles County.  
Ref: Los Angeles County Bid No. P-635 (11/30/87)  
Expenditure: \$182,531.50, including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body approve of the City's continuing "cooperative" participation in the Los Angeles County police vehicle consortium and authorize the award of a contract to the low bidder of the Los Angeles County Bid No. P-635, to Maurice J. Sopp & Son, Huntington Park, California in the total amount of \$182,531.50, including tax.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item No. 20a. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

\* \* \*

At 11:00 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 11:01 p.m., but remaining in joint session for purposes of a joint executive session to be held later in the meeting (see Pages 31 and 32).

\* \* \*

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22. ORAL COMMUNICATIONS:

22a. City Attorney Remelmeyer reported with great sadness the recent passing of Mr. Tom McNary, who served as Prosecutor for the City of Torrance from 1966 to 1972.

City Attorney Remelmeyer recalled Mr. McNary's many outstanding accomplishments in the field of law, and paid tribute to him as a superb courtroom lawyer. Mr. Remelmeyer expressed deep regret at Mr. McNary's passing, noting that "it will be some time before we see his like again."

Mayor Geissert acknowledged Mr. McNary's outstanding reputation as a Prosecutor and as a human being, and requested that this meeting be adjourned in his memory.

22b. Councilman Applegate joined in tribute to Tom McNary, noting that he was a "unique man -- small in stature and big in heart."

22c. Councilman Applegate requested that staff bring back as a regular agenda item a potential schedule of anticipated "dark" Council nights.

22d. Councilman Nakano requested immediate staff follow through on demolition of buildings at Crenshaw and 230th Street.

22e. Councilman Wirth expressed appreciation for the excellent staff report on Mobil Oil.

22f. Councilman Wirth indicated his personal very favorable reaction to the recently initiated Employee Assistance Program.

22g. Councilman Wirth congratulated City Manager Jackson on his inauguration of an employee "Breakfast with the City Manager" program.

22h. Mayor Geissert introduced the new Easy Reader reporter, Mr. Don Pine.

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22i. Mayor Geissert expressed appreciation to all City staff members involved in compilation of the Mobil Oil report.

22j. Mayor Geissert requested that appropriate correspondence be directed to the AQMD supporting the formation of a high-level task force to address industrial use of hydrofluoric acid throughout Southern California. There were no objections, and it was so ordered.

The Council now returned to --

17g. EXECUTIVE SESSION:

The Council/Redevelopment Agency having remained in joint session (see Page 29), Mayor/Chairwoman Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager and the City Attorney regarding salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain personnel matters. Authority for holding an executive session for this purpose is contained in Government Code Section 54957.6 (a).

The City Council will also give instruction to the City Manager regarding the renegotiation of the lease of City owned property to Paragon Cable. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The Council will confer with the City Manager regarding the possible settlement of a claim against the City filed by Margaret Martin. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (b).

The City Council will confer with the City Attorney regarding litigation entitled George Gonzales v. City of Torrance, Los Angeles Superior Court Case No. SWC 85066. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

The City Council, acting as the Redevelopment Agency, will confer with Agency Counsel regarding eminent domain litigation entitled Redevelopment Agency of the

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City of Torrance v. Thomas Eadie, et al, Los Angeles Superior Court Case No. C 544918. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

Also, acting as the Redevelopment Agency, the Council will confer with Agency Counsel regarding the owner participation agreement with Gascon-Mar, Ltd. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (b).

NOTE: Councilman Walker announced that he would abstain from consideration of the Gascon-Mar matter (for reasons previously stated), and he subsequently absented himself from the meeting room during discussion of that item.

At 11:12 p.m., the City Council/Redevelopment Agency recessed to joint executive session for the above stated reasons, returning at 12:07 a.m. (February 3, 1988).

City Attorney Remelmeyer requested that the City Council concur with the recommendation of the City Manager regarding possible settlement of a claim against the City filed by Margaret Martin. He also requested that the Council concur with the recommendation of the City Attorney regarding litigation entitled George Gonzales v. City of Torrance.

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

At 12:09 a.m. (Wednesday, February 3, 1988), the February 2nd meeting of the City Council and Redevelopment Agency of the City of Torrance was formally adjourned to Tuesday, February 9, 1988, 7:00 p.m.

\* \* \*

Adjournment was dedicated to the memory of

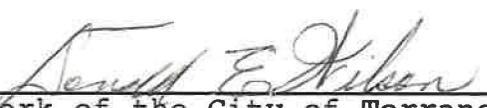
Mr. Tom McNary.

# # # # #

Peggy Laverty  
Minute Secretary

City Council  
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Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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