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Torrance City Council - February 9, 1988

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Adjournment was at 10:34 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 9, 1988, at 7:00 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:

Boy Scout Troop 310 - James Gordon, Scoutmaster - led in the salute to the flag.

The invocation for the meeting was provided by Pastor George Johnson, Cathedral of Life Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to adopt the City Council minutes of January 12, 1988, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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

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waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion, seconded by Councilwoman Hardison, was unanimously approved 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 WITHDRAWN OR DEFERRED ITEMS:

Executive Session for Redevelopment Agency has been withdrawn, per City Manager Jackson.

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. COMMUNITY SERVICE AWARD PRESENTATIONS:

It was with pleasure that Mayor Geissert presented awards in recognition of their service to the following retired Commissioners.

Frank Briganti - Disaster Council

Richard Kuhns - Environmental Quality and Energy Conservation

Anna Ho - Human Resources Commission

David Burgess - Traffic Commission

Herbert Meredith - Water Commission.

There was grateful acceptance by these former City Commissioners.

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9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. LIBRARY SERVICES AND CONSTRUCTION GRANT APPLICATION:

RECOMMENDATION:

The City Librarian recommends that the City Council approve application for Library Services and Construction Act (LSCA) grants in the amount of \$20,000 (\$5,000 for each of three library facilities, \$5,000 for an outreach program at the Bartlett Senior Citizens Center) for the purpose of older adult materials collection development.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the City Librarian. His motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LICENSE AGREEMENT WITH REDONDO BEACH FOR USE OF THE SOUTH BAY GALLERIA TRANSIT TERMINAL:

RESOLUTION NO. 88-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING EXECUTION OF A 3-YEAR LICENSE AGREEMENT WITH THE CITY OF REDONDO BEACH FOR THE USE OF THE SOUTH BAY GALLERIA TRANSIT TERMINAL BY THE TORRANCE TRANSIT SYSTEM

MOTION: Councilman Nakano moved to adopt Resolution No. 88-32. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

10b. SOUTH BAY LIGHT RAIL ROUTE - RECOMMENDATION RE ENVIRONMENTAL IMPACT REPORT:

RECOMMENDATION:

The Department of Transportation recommends continued support for the preparation of an EIR for a South Bay light rail line.

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MOTION: Councilman Nakano moved to concur with the above stated recommendation of the Department of Transportation. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

12. PLANNING AND ZONING MATTERS:

- 12a. CONTRACT WITH ENVIRONMENTAL PERSPECTIVES (TORRANCE MEMORIAL HOSPITAL EXPANSION LAND USE STUDY)
EA 87-22, CUP 86-75, CUP 76-90 (MOD): TORRANCE MEMORIAL HOSPITAL.

RESOLUTION NO. 88-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND ENVIRONMENTAL PERSPECTIVES FOR PREPARATION OF A LAND USE STUDY

MOTION: Councilman Nakano moved to adopt Resolution No. 88-33. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

14. PERSONNEL MATTERS:

- 14a. BUDGET FOR BONUS/INCENTIVE GRANT UNDER THE JOB TRAINING PARTNERSHIP ACT (JTPA):

RECOMMENDATION:

It is recommended that your Honorable Body adopt the budget for available Incentive/Bonus awards under the JTPA 6% Grant in the amount of \$126,134.

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

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14b. AMENDMENTS TO EXISTING VENDOR CONTRACTS UNDER THE JOB TRAINING PARTNERSHIP ACT (JTPA):

RESOLUTION NO. 88-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THESE CERTAIN CONTRACT AMENDMENTS BETWEEN THE CITY OF TORRANCE AND HUGHES AIRCRAFT CORPORATION, LOS ANGELES UNIFIED SCHOOL DISTRICT - SAN PEDRO/WILMINGTON SKILLS CENTER, MCDONNELL DOUGLAS CORPORATION AND UNITED AUTO WORKERS

MOTION: Councilman Nakano moved for the adoption of Resolution No. 88-34. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. PP 87-28: ROUH TYAN BOW:

Mayor Geissert announced that this was the time and place for City Council consideration of a neighbor appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a second-story addition to an existing single-family residence in the Hillside Overlay District in the R-1 Zone at 427 Paseo de las Estrellas. PP 87-28: ROUH TYAN BOW.

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

Staff presentation was provided by Principal Planner Gibson, who noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the request.

Architect for the project, Mr. Patrick Killen, with the firm of Architrave, 312 South Catalina, Redondo Beach, described the progression of design modifications which have been considered by his client and which encompassed attempts to mitigate view and privacy impacts on neighbors insofar as possible. Mr. Killen noted his client's desire to provide needed living area to serve the needs of his immediate family and his mother (in

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response to concerns of written record regarding multiple family occupancy); and also his client's intent to retain yard area for his children.

In response to a query from Councilwoman Hardison, Mr. Killen addressed the earlier request of the Planning Commission that the proponent consider a single-story addition. This speaker advised that the proposed design is more economical and feasible in serving his client's needs, and further, an alternative single-story design adding to the rear of the house would take away rear yard play area needed for the children, would create more impact on his neighbors to the north, and would not provide the most desirable internal design.

Mayor Geissert then invited further input from the audience.

Speakers who voiced OPPOSITION to the project as designed were:

- Mr. Stanley Dunn, 505 Via la Selva
- Mr. Richard Henkel, 500 Via la Selva [submitted for the record signatures of six (6) additional neighbors who oppose the project]
- Ms. Mary Spangler, 428 Paseo de las Estrellas
- Mr. Dave Kinsey, 520 Via La Selva
- Mr. Mark Sheridan, 409 Calle de Castellana
- Mr. George Kisehnel, 517 Via La Selva
- Mr. Don Kircher, 401 Calle de Castellana
- Ms. Jean Rohlinger, 428 Via La Selva
- Mr. Leo Bereda, 512 Via La Selva
- Mr. Bill Dempster, 432 Via La Selva
- Ms. Mary Ann Henkel, 500 Via La Selva
- Ms. Elaine Stanick, 421 Via los Miradores.

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Concerns voiced by the foregoing speakers included:

- Incompatibility of design
- Negative impact on surrounding property values
- Only 27% lot coverage resulting in a high, narrow structure design
- Intrusion on light, air, view and privacy of surrounding homes
- First second-story addition on this street since Hillside Overlay Ordinance enacted
- Sufficient space in rear yard for ground level addition
- Bulk of structure would "box in" neighbors across the street.

The first opponent above listed (Mr. Stanley Dunn) also noted his opinion that the following FINDINGS (in staff's written record on this item) cannot be upheld with the design as proposed.

- "(3) That the location and size . . . will not have a significant impact upon the view, light, air and privacy"
- "(5) That the design provides . . . development in harmony"
- "(6) That the design will not have a harmful impact upon the land values"
- "(7) That denial . . . would constitute an unreasonable hardship"

* * *

Members of the audience who spoke IN FAVOR of the subject project were --

- Mr. Charles Demaree, 405 Paseo de las Estrellas
- Ms. Ann Pane, 516 Paseo de las Estrellas
- Ms. Pamela Millington, 433 Via los Miradores
- Mr. Tom LeVesque, 420 Paseo de las Estrellas.

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Reasons cited for their support of this proposal included:

- Enhance property values in the area
- Will shield view of the existing water tank
- Update a small house
- View loss is infinitesimal
- Privacy isn't feasible in this area of the hillside
- Family needs include open rear yard area.

* * *

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

Council discussion developed.

Councilwoman Hardison advised that at the time of her personal visit to the Bow residence, she had suggested the possibility of attaining some of the needed square footage on the first floor with consideration of a modified second story which would not so heavily impact the privacy of neighbors, especially that of the Dempsters' rear yard, which appears to be the most adversely affected. In her opinion, in the process of acquiring needed space, the applicant is trying to save his present view from the first floor and also gain a view from the second floor at the cost of privacy in his neighbors' rear yards. Mrs. Hardison suggested that this matter be held for a compromise design.

Noting that she would like to see a ground-level plan, Mayor Geissert stated her particular concerns regarding the height of the structure as proposed, considering the 8'-10' difference in elevation between rear yard properties which would make the 2-story structure appear "monumental". While she would not wish to see the rear yard space totally sacrificed, Mrs. Geissert expressed her opinion that an attractive one-level plan could be developed.

Concurring with the need for a redesign to protect the area and address the concerns of neighbors, Councilman Walker offered the following --

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MOTION: Councilman Walker moved to hold PP 87-28, ROUH TYAN BOW, to the City Council meeting of March 29, 1988, at 5:30 p.m., encouraging the applicant to return at that time with a redesign addressing the concerns stated by the Council. The motion was seconded by Councilman Applegate.

By way of clarification of the intent of his motion, Councilman Walker requested that a one-story design be submitted, or a combination [as described by Councilwoman Hardison] which would provide some second story structure on the site if the single-story design proved to be entirely unfeasible.

Roll call vote on the above motion for continuance proved unanimously favorable.

* * *

At 8:55 p.m., Mayor Geissert called a brief recess. The Council returned to resume its regular agenda order at 9:20 p.m.

* * *

17. ADMINISTRATIVE MATTERS:

17a. PARAGON LICENSE AGREEMENT AND AMENDMENT TO MOU:

RESOLUTION NO. 88-35

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A LICENSE AGREEMENT BETWEEN THE CITY, THE TORRANCE CABLE TELEVISION PUBLIC ACCESS FOUNDATION AND PARAGON COMMUNICATIONS FOR THE USE OF CERTAIN FACILITIES IN THE CITY'S TELECOMMUNICATIONS CENTER AND APPROVING A CLARIFYING AMENDMENT TO A PREVIOUSLY APPROVED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY, THE ACCESS FOUNDATION AND PARAGON

MOTION: Councilman Nakano moved to adopt Resolution No. 88-35. His motion was seconded by Councilwoman Hardison, and roll call vote proved unanimously favorable.

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17b. SEISMIC REHABILITATION ASSESSMENT-PROCEDURAL ORDINANCE

ORDINANCE NO. 3222

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 REPEALING ORDINANCE 3221

MOTION: Councilman Nakano moved to approve Ordinance No. 3222 at its first reading. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

17c. EXECUTIVE SESSION:

See Pages 16 and 17.

17d. SELECTION OF ARCHITECTURAL FIRM FOR COMMUNITY RECREATION AND CULTURAL ARTS CENTER:

RECOMMENDATION:

The City Manager recommends that the City Council review representative projects designed by the prospective architectural firms prior to the selection of the architect for the Community Recreation and Cultural Arts Center.

MOTION: Councilman Applegate moved to concur with the City Manager's recommendation on Agenda Item 17d. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

17e. COMMUNITY CABLE TELEVISION:

RECOMMENDATION:

It is the unanimous recommendation of the Cable Television Advisory Board that the City Council:

1. Concur with the Advisory Board recommendations for the interim public access activities during this transition period January 27 - May 1, 1988, as described in the analysis of this item;

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2. Concur with the Cable Television Advisory Board recommendation regarding the allocation of the space on the first floor of the vacant portion of the Telecommunications Center for Torrance Public Access activities.
3. Appropriate \$125,000.00 [per supplementary agenda material] from the Television Foundation Trust Fund for completion of the interior portion of the first floor vacant portion of the Stanley E. Remelmeyer Telecommunications Center and authorize implementation of a Change Order to Shirley Brothers' contract in the amount of \$68,462.00, which is an appropriate modification of the contract amount and will allow us to meet the time frame for this work.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Cable Television Advisory Board. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3220:

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 adopt Ordinance No. 3220 at its second and final reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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20. CONSENT CALENDAR:

20a. FINAL TRACT MAP NO. 44246

Subdivider: Stamegna, Vuicich
Location: 5500 Torrance Boulevard
No. of Lots: 1 (87 Unit Condo)

RECOMMENDATION:

The Engineering Department recommends that Final Tract Map No. 44246 be approved.

20b. COUNCIL AUTHORIZATION: Termination of contract to repaint the interior and exterior of City Fire Station #1.

Ref. Bid B87-74 and Contract 29303
Authorized Expenditure \$9,540.00, including tax.

RECOMMENDATION:

The Purchasing Division requests that your Honorable Body authorize the termination of Contract No. 29303 with the E. Bitsakis Painting Company of San Pedro, CA 90731, due to non-compliance to contract requirements.

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

Considered separately --

20c. FINAL TRACT MAP NO. 44555

Subdivider: Torino-Cohen
Location: North side of Pacific Coast Highway
Between Madison Street and Aero Way
No. of Lots: 5.

RECOMMENDATION:

The Engineering Department recommends that Final Tract Map 44555 be approved.

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MOTION: Councilman Wirth moved to concur with the staff recommendation on Agenda Item 20c. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Applegate ABSTAINED).

* * *

At 9:30 p.m., the Council convened as the Redevelopment Agency of the City of Torrance, reconvening as the City Council at 9:31 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. City Clerk Wilson provided scheduling information regarding absentee ballots for the March 8, 1988 General Municipal Election.

22b. Councilwoman Hardison expressed appreciation to City Librarian Buckley and to Library Programs Administrator, Paula Weiner, for their assistance in her viewing the Library's literacy competency materials.

22c. Appreciation for recent removal of the abandoned structure at 230th Street and Crenshaw Boulevard was expressed by Councilwoman Hardison.

22d. Councilwoman Hardison called attention to a traffic turning problem at 237th Street at Arlington Avenue and requested that Department of Transportation staff investigate.

22e. Councilman Mock noted recent outstanding presentations before the Riviera Homeowners Association by the Fire Department regarding household hazardous waste, and by the Police Department regarding crime.

22f. Councilman Nakano expressed appreciation to Assistant City Manager Ng for his monitoring of the 230th and Crenshaw site problems.

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22g. Councilman Nakano noted receipt of a call from a citizen acknowledging the City's quick action in trimming the tree at the intersection of Calle Miramar and Via Bonita.

22h. Councilman Walker acknowledged receipt of a seven-page document from Mr. Joe Arciuch regarding the airport noise standards matter [considered at the February 2nd Council meeting].

22i. Councilman Wirth commended City Engineer Burttt for his interest in having weekly traffic reports published in the Daily Breeze.

22j. Councilman Wirth requested that the matter of parking problems on the south side of 190th Street west of Hawthorne Boulevard be referred to the Traffic Commission for consideration.

22k. Councilman Wirth commended staff for the recent Mobil Oil update report and requested that the task force appointed by the City Manager continue this investigation and report to the Council on a regular basis. It was also requested by Mr. Wirth that the Mobil Oil Team meet with some of the refinery workers to hear their concerns.

22l. Mayor Geissert referenced a letter containing false statements regarding the City Council, which was recently distributed to residents in the area of the Mobil Oil Refinery.

The Mayor quoted from that letter as follows: "Prior to the last Council meeting, Mobil Oil Company used its influence with the Torrance City Council and Oil Chemical Atomic Workers representatives weren't allowed the opportunity to voice their concerns for and on behalf of the families of the community."

Mayor Geissert strongly refuted the above statement, noting that the Council did listen to matters that members of the public cared to bring up at that Council meeting -- No one was denied the opportunity to express concerns that were within this Council's jurisdiction and purview.

With regard to allegation that Mobil Oil used its influence with the City Council, Mayor Geissert stated emphatically that she was at no time contacted by any official of Mobil Oil in any way prior to that meeting, nor has she been contacted since.

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22m. Mr. Frank Ravaglia, 1026 West Jay Street, an employee of Mobil Oil and Health and Safety representative for his union, read aloud a prepared statement which was later submitted and made part of the City's official records.

This statement alleged the presence of serious dangers and hazards at the Mobil refinery and maintained that the threat to citizens is compounded at this time because of the current labor dispute and strike of workers versed in safety procedures. An immediate investigation by the City of Torrance was urged.

Mayor Geissert pointed out that a City team is presently working on a comprehensive report on the Mobil refinery and input from the employee group representatives would be welcomed. Continued monitoring of the Mobil operations by the City's Fire Department was emphasized by City Manager Jackson, with action to be taken as deemed by pertinent City departments to be appropriate.

22n. Councilman Walker referenced a statement contained in Mr. Ravaglia's presentation which alleged Mobil Oil's support of the City Council.

Mr. Walker stated that he cannot recall Mobil Oil at any time giving him, or any member of the Council, any type of support. One of the problems over the years, Mr. Walker pointed out, is that he has never had an opportunity to meet or hold discussions with the heads at Mobil Oil. The deep concern of the Council with this problem at this time, was noted by this Councilmember.

22o. Mr. Mike Batovsky, 1437 Post Avenue, expressed grave concerns regarding hazards represented by the operation of the Mobil Oil Refinery in this City. Effective action by the City, including proper containment of toxic materials, was urged by this speaker.

City Manager Jackson offered the assistance of the City in providing Mr. Batovsky with information as to the appropriate regulatory agencies to address certain areas of specific concern.

22p. Mr. Batovsky further requested that the Council consider installing in certain of the seats in these Chambers, devices which would aid the hearing impaired. Staff will investigate.

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22q. Ms. Marge Patruso, 3225 West 190th Street, expressed her concerns about the safety of her family because of the close proximity of her home to the Mobil refinery.

22r. Ms. Marge Blancett, 3615 West 190th Street, described recent minor explosions at the refinery, effects of pollution, debris left by picketers, etc.

22s. Mr. Steve Sullivan, 15209 Yukon, Lawndale, described efforts to minimize negative impacts on the community by those employees currently picketing the refinery. Continuing safety concerns were voiced by this speaker.

City Manager Jackson reiterated that the City will continue to monitor the situation and take whatever steps deemed necessary to protect the citizens of the City of Torrance.

The Council now returned to --

17c. EXECUTIVE SESSION:

Mayor 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.

[Although a third topic relating to eminent domain litigation entitled Redevelopment Agency of the City of Torrance v. Thomas Eadie, et al, appears on the Agenda, the City Council (Redevelopment Agency) will not discuss this litigation this evening.]

At 10:05 p.m., the Council recessed to executive session, returning at 10:33 p.m., to take the following action.

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RESOLUTION NO. 88-36

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH CERTAIN
CHANGES IN WAGES, HOURS, AND WORKING
CONDITIONS FOR MANAGEMENT EMPLOYEES

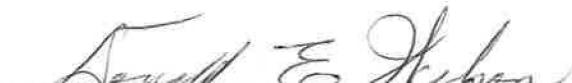
MOTION: Councilman Nakano moved to adopt Resolution No. 88-36. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

At 10:34 p.m., this meeting of the City Council was formally adjourned to Tuesday, February 16, 1988, 5:30 p.m.

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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