

I N D E X

Torrance City Council - February 23, 1988

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ORAL COMMUNICATIONS (Continued):

22p.	Mayor Geissert re Kashiwa delegation generosity	13
22q.	Mr. Ron Sleeis re First Cavalry Division participation in Armed Forces Parade	13

Adjournment at 10:59 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 23, 1988, at 7:12 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.

\* \* \*

22a. Mayor Geissert announced with a great deal of sadness the recent sudden passing of the City's long-time Assistant Finance Director, Dick Rankin.

The Mayor paid tribute to Mr. Rankin as an unusually dedicated City employee, a gentle, loving person with a very keen mind, and one who was truly admired and loved by everyone at the City.

Extending her sympathies to Mr. Rankin's wife Janet and to his son, Steve, Mayor Geissert directed that this meeting be adjourned in his memory.

\*

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22b.

EXECUTIVE STAFF TRIBUTES TO DICK RANKIN:

City Manager LeRoy Jackson noted that Dick Rankin was the City's first Chief Accountant and the first and only Assistant Finance Director, and that he also served as Acting Finance Director on two occasions during his career.

Mr. Jackson stated in part --

"He was, in my mind's eye, a very sweet man who held work so important, but included in that definition his relationship with his fellow man -- he was all that the Finance Department has been, captured in his integrity and his professionalism.

"I will miss his deep commitment, his shyness, his hesitant speech, his courage -- each of which marked the man and, in turn, marked each of us.

"May God Bless, and may we remember the very special man."

\*

Assistant City Manager Albert Ng acknowledged Dick Rankin's tremendous integrity and resources and deemed him a superb professional, a true management team player, a hard working individual, a devoted City employee, and above all, a friend to all -- he will be truly missed.

\*

City Attorney Stanley Remelmeyer observed that Dick Rankin was a "nice man in the best sense of the word -- he was unfailingly friendly and responsive." Mr. Remelmeyer acknowledged that the City was fortunate to have had such an outstanding employee, one that will surely be missed by all.

\*

Finance Director Mary Giordano deemed Dick Rankin one of the finest gentlemen she has ever had the pleasure of working with and acknowledged that he will be greatly missed.

\* \* \*

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3. FLAG SALUTE/INVOCATION:

Ms. Pat Wright 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 approve the City Council minutes of January 26, 1988, as recorded. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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 was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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 unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee  
Met this date  
Subject: Midyear Budget Review  
Report to be forthcoming.

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Considered out of order at this time --

22c. At the invitation of Mayor Geissert, Ms. Pat Wright presented members of her current Adult School Citizenship Class. Mayor Geissert extended a warm welcome on behalf of the entire Council to these future American citizens.

8. COMMUNITY MATTERS:

Continuing out of order --

8b. INTRODUCTION OF KASHIWA CITY OFFICIALS:

Mayor Geissert, assisted by Mikko Haggott, introduced the following visiting Kashiwa City Officials --

- Mr. Akio Naito (leader), General Development Office, Executive Manager of Tokatsu Central District.
- Mr. Hideyuki Kumakura, Planning and Coordination Department, Planning and Coordination Section.
- Mr. Kunio Harigai, Chief Engineer Waterworks Department, Water Supply Section.

Tokens of friendship were exchanged and words of appreciation and mutual admiration were spoken by Mayor Geissert and by Mr. Naito.

The Council now returned to --

8a. COMMENDATION TO MICHAEL RANDALL:

RESOLUTION NO. 88-43

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE COMMENDING MICHAEL  
RANDALL FOR RECEIVING THE TORRANCE LIONS  
CLUB'S OUTSTANDING CITIZEN AWARD  
FOR 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-43. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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8b. KASHIWA DELEGATES:

See Page 4.

8c. RESOLUTION IN REMEMBRANCE OF ASSISTANT FINANCE DIRECTOR  
DICK RANKIN:

RESOLUTION NO. 88-44

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE IN REMEMBRANCE OF  
ASSISTANT FINANCE DIRECTOR  
DICK RANKIN

MOTION: Councilman Nakano moved to adopt Resolution No. 88-44. This motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Councilman Applegate personally remembered Dick Rankin as one who loved his job and worked very, very hard at what he did. In summation, Mr. Applegate judged him "one great guy".

Councilwoman Hardison recalled the professional assistance afforded her over the years by Dick Rankin, as well as his inherent kindness and consideration.

8d. PRESENTATION FROM TORRANCE ROSE FLOAT ASSOCIATION:

Ms. Betty Holland, President of the Torrance Rose Float Association, presented a check in the amount of \$2541.50 to the City. This contribution was accepted with sincere appreciation by Mayor Geissert.

15. HEARINGS:

15a. W 87-31: JIM YORK:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of a Planning Commission approval of a Waiver to allow construction of single-family residence and a detached double garage with less than the Code required side yard setbacks in the R-1 Zone at 24255 Park Street. W 87-31: JIM YORK.

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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 the Planning Department recommend denial of the appeal and approval of the request subject to conditions.

Staff clarification and expansion were provided as requested by the Council. Areas of concern included:

- Number of 25-foot lots in the area
- Design constraints
- Percentage of the lots still undeveloped
- Parking and visual open space impact when alley access is nonexistent
- Sideyard setback requirements
- Lot coverage
- Pattern of development foreseen
- Possibility of 35-foot structure being imposed on a 25-foot lot
- Privacy and open space considerations
- Desirability of establishing a review process to ensure reasonable development.

Mr. Jim York, York and York Development, 1926 Pacific Coast Highway, Redondo Beach, noted, in response to Mayor Geissert's inquiry, that development of a single-story (rather than the proposed two-story) home on the subject site would be economically unfeasible. It was Mr. York's suggestion that the City consider a future requirement that alley access be utilized wherever available on all 25-foot residential lots.

Mr. Dave Wilson, 24255 Park Street, owner of the subject property, urged favorable Council consideration.

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

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Councilman Wirth reiterated his concerns regarding the overall development of the subject area; however, expressed his desire that this project be approved, with staff to be directed to return to Council with further information on the area in general.

MOTION: Councilman Wirth moved to deny the appeal and approve W 87-31, JIM YORK. His motion was seconded by Councilman Mock.

Councilwoman Hardison noted her support of the above motion, but stressed broad concerns regarding development of the 25-foot lots, particularly in the area of on-street parking and open space between buildings.

Mayor Geissert stated her opposition to approving a 2,000 square foot house on such a narrow lot.

The above motion to approve W 87-31, carried by way of the following roll call vote:

AYES: Councilmembers Applegate, Hardison, Mock, Nakano, Walker, and Wirth.

NOES: Mayor Geissert.

Councilman Wirth requested that staff return with information addressing the concerns expressed regarding the subject area, including developments that might have driveways in front, etc.

Councilman Applegate expressed his opinion that the matter of requiring alley access to these narrow lots when such access is available should be addressed immediately by the Council. There was general concurrence by the Council.

Councilwoman Hardison requested that the Council be advised of any requests for building permits or plan checks on 25-foot lots, and that an on-going status report be provided.

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15b. 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 it was filed without objection.

Mayor Geissert noted staff's written request dated February 18, 1988, for further continuance of this agenda item to the City Council meeting of April 5, 1988.

Councilwoman Hardison announced that she would be abstaining from any action concerning this item; however, she remained in the Chambers at this time [with the concurrence of the City Attorney] because of the requested continuance.

Mr. John Bailey, 23404 Walnut Street, verbalized concerns outlined in his correspondence [of official record] dated February 20, 1988, registering his dismay at not having been furnished data previously requested and requesting continuance of the subject hearing to April 19, 1988 [rather than April 5, as requested by staff].

Next to speak from the audience was Ms. Sue Herbers, 2264 West 230th Street, President of the Southeast Torrance Homeowners Association, who presented a letter [of official record] to the Council noting SETHA's support of a further delay of the subject consideration, and requesting copies of the following items:

1. Kelt engineering on the alternate elevations of the drill site;
2. Locations of the DOG's 25 wells plotted from the DOG maps on Torrance City street maps.

In response to a question by Mayor Geissert, City Attorney Remelmeyer affirmed that data regarding fluid levels recorded from the Sur La Brea well from 1983 or earlier [requested by Ms. Herbers in her written statement of record] should be made

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part of the subject EIR. Mayor Geissert specifically requested that this information be so included in the record and in the EIR.

Mr. Ed Brannon, a representative of the State's Division of Oil and Gas, submitted copies of correspondence dated February 23, 1988 [of record] formally announcing the DOG's scheduled public hearing on Kelt Energy, Inc. on March 17, 1988.

Ms. Marjorie Maxwell, 4309 West 231st Street, reiterated her previous request [City Council meeting of February 2, 1988] that she be provided with information as to whether or not an abandoned well is located on her property. The usual process in the assemblage and disbursement of information on a project such as this was explained by Mayor Geissert.

MOTION: Councilman Applegate moved to continue EA 85-15, KELT OIL & GAS, INC./SANTA FE ENERGY to Tuesday, April 19, 1988, 5:30 p.m. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable (Councilwoman Hardison ABSTAINED).

Councilman Wirth requested feedback from staff relative to Mr. Bailey's request [of written record] that there be written information provided from the State in a timely manner regarding the March 17th DOG hearing.

17. ADMINISTRATIVE MATTERS:

17a. OUTSIDE ATTORNEY'S CONTRACT:

RESOLUTION NO. 88-45

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE APPROVING AN INCREASE  
IN FUNDING FOR A CONTRACT WITH THE LAW  
FIRM OF SEYFARTH, SHAW, FAIRWEATHER AND  
GERALDSON

MOTION: Councilman Nakano moved to adopt Resolution No. 88-45. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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17b. REPAIR OF SLOPE FAILURE BETWEEN VIA CORONA AND VISTA LARGO:

RECOMMENDATION:

It is the recommendation of the City Manager and the Finance Director that \$60,000 be appropriated from the Self-Insurance Catastrophe Reserve for the continued repair of the slope between Vista Largo and Via Corona and that payment of the costs incurred from Lindy Engineering, Inc. and Con West Construction for this emergency work be approved.

MOTION: Councilman Wirth moved to concur with the above stated recommendation on Agenda Item 17b. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

17c. EXECUTIVE SESSION:

See Pages 14 and 15.

20. CONSENT CALENDAR:

20a. COUNCIL AUTHORIZATION TO EXTEND EXISTING CONTRACT

For the Purchase of Traffic Control Signals, Signal parts and related maintenance Hardware for an additional one (1) year with the ECONOLITE CONTROL PRODUCTS CO.

REF: LOS ANGELES COUNTY AGREEMENT NO. 48128

ANTICIPATED ANNUAL EXPENDITURE: \$150,000.00,  
including tax.

RECOMMENDATION:

The Purchasing Division is recommending that Council approve a one (1) year extension of an existing contract with the ECONOLITE CONTROL PRODUCTS CO., of Anaheim, California for the purchase of Traffic Control Signals, Signal Parts and Related Maintenance Hardware, with pricing terms and conditions based on the extension of Agreement No. 48128 between Los Angeles County and Econolite Control Products.

The anticipated annual expenditure of this contract will be \$150,000, including tax.

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- 20b. COUNCIL AWARD OF CONTRACT to demolish and remove brick, metal and wood buildings, numbers 1, 2, 3 and 5 located at 1001 Elm Avenue, Torrance, CA  
Ref: Bid B88-3  
Expenditure \$5,300.00.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body authorize the Award of Contract to demolish and remove Buildings 1, 2, 3 and 5 at 1001 Elm Avenue, Torrance, CA to the low responsive bidder, Charlie Ray Gann Demolition Construction of Glen Aron, California in the amount of \$5,300.00.

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.

\* \* \*

At 8:28 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 8:31 p.m., but remaining in joint session for purposes of a joint executive session to be held later in the meeting [see Pages 14 and 15].

\* \* \*

22. ORAL COMMUNICATIONS:

- 22a. See Page 1.  
22b. See Page 2.  
22c. See Page 4.

22d. City Attorney Remelmeyer noted receipt of correspondence from Attorney Seymour Cohen regarding the Superior Court's leasing program. Mr. Remelmeyer advised the Council of an urgent need for action and, due to the fact that this consideration had not been posted 72 hours in advance of this meeting [pursuant to Brown Act regulations] he requested that the Council find by way of a formal motion that an emergency exists surrounding the issue so that the Council may consider the matter this evening.

Extensive discussion resulted in the following --

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MOTION: Councilman Mock moved to find that an emergency exists and the matter should be considered by the Council. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Following additional discussion, City Attorney Remel-meyer requested that the Council authorize him to write a letter to Judges of the Superior Court and to the County Board of Supervisors requesting that the additional civil courtrooms proposed to be leased for the Southwest Superior Court District be located in the City of Torrance.

During the ensuing discussion, a general desire for additional information and an opportunity to weigh various options and aspects of the request prior to taking action was expressed by Councilmembers.

MOTION: Councilman Mock moved that this matter be continued to the Council meeting of March 1, 1988 [5:30 p.m.] His motion was seconded by Councilman Wirth. There were no objections and it was so ordered.

Councilman Applegate requested that pertinent input from the City Manager and all departments also be provided.

22e. Councilman Applegate expressed appreciation to the City Manager's staff and all participating departments for the welcome extended to the City's guests from Kashiwa -- the particular success of the banquet held in their honor was noted.

22f. Councilwoman Hardison commented on the recent "delightful" Kashiwa banquet.

22g. Councilwoman Hardison noted a citizen's appreciative acknowledgment of the recent painting of the pedestrian overpass and installation of an asphalt strip on Prairie Avenue near Magruder Middle School.

22h. Councilwoman Hardison expressed appreciation for the timely action of Director of Transportation Horkay in addressing an unsafe traffic situation at 237th and Arlington.

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22i. Councilwoman Hardison requested that the City Engineer pursue, with the appropriate utility company, the removal of the utility pole from the middle of the street on Haas Avenue.

22j. Councilman Nakano commented on the superb efforts put forth by staff regarding the Kashiwa delegation visit.

22k. Councilman Nakano requested that appropriate staff effectuate removal of graffiti on the railroad overpass on Crenshaw Boulevard.

22l. Councilman Nakano requested that staff provide the Council with a map showing locations of aircraft noise monitors and flight paths at the Torrance Airport.

22m. Councilman Nakano requested a peak hour vehicular count of northbound Hawthorne and Crenshaw Boulevard traffic.

22n. Councilman Wirth expressed appreciation to Equipment Superintendent Ishmael for the recent report on fire equipment maintenance at the new City Yard.

22o. Councilman Wirth reported a problem with vehicular traffic illegally passing school busses -- the Victor Precinct was noted as a particular problem area. The Police Department will follow through.

22p. Mayor Geissert noted the generosity displayed by the Kashiwa delegation in donating some 300 trees and also providing a large cash contribution toward defraying landscaping costs in the City's Cultural Arts Center.

22q. Mr. Ron Sleeis, 21005 Donora Avenue, noted that the First Cavalry Division of Southern California will be participating in the City's 1988 Armed Forces Day Parade, and advised of their need for a suitable area for a demonstration following the parade. Appropriate staff will meet with Mr. Sleeis in this regard.

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The Council now returned to --

17c. The City Council/Redevelopment Agency having remained in joint session (see Page 11), 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) and 54957.

The City Council will also confer with the City Attorney regarding potential litigation arising from the widening of Torrance Boulevard, property located at 1889 Torrance Boulevard. 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 Manager regarding the disposition of City-owned airport property known as Specialty Restaurants. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council, acting as the Redevelopment Agency, will receive advice from the Agency Counsel regarding potential litigation with Mobil Oil Company arising from the subsurface contamination of the 25+ Acre Redevelopment site east of Van Ness Boulevard and north of Torrance Boulevard. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (b) .

The Council, acting as Agency, will also confer with the Executive Director of the Redevelopment Agency regarding the Owner Participation Agreement with American Honda Motor Company, Ltd. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council, acting as the Redevelopment Agency, will also confer with the Agency Council 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) .

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NOTE: Councilman Walker announced that he would abstain (for reasons of record) from consideration of the Gascon-Mar and the Mobil Oil matters. Mr. Walker subsequently absented himself from the meeting room during discussion of those items.

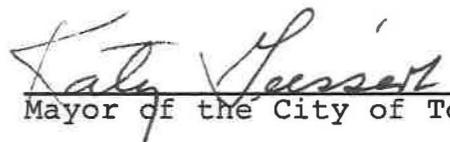
At 9:15 p.m., Mayor/Chairwoman Geissert called a brief recess, immediately followed by the joint executive session as above outlined. At 10:59 p.m., the City Council/Redevelopment Agency returned to the Chambers for formal adjournment of both bodies to Tuesday, March 1, 1988, 5:30 p.m. [No action was required as a result of the executive session.]

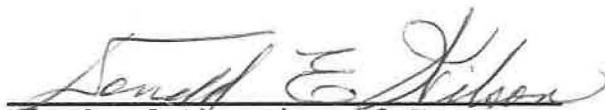
\* \* \*

Adjournment was dedicated to the memory of

Mr. Dick Rankin.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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