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Torrance City Council - March 1, 1988

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Adjournment was at 9:25 p.m. to WEDNESDAY,
MARCH 9, 1988, 5:30 p.m.

#

Peggy Lavery
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, March 1, 1988, at 5:33 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:

Ms. Leah Jeffries, Deputy to Supervisor Deane Dana, led in the salute to the flag.

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

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of February 2, 1988, as recorded. His motion, seconded by Councilman Mock, 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

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right to demand the reading of any such resolution or ordinance in regular order. His motion, seconded by Councilwoman Hardison, 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 the motion which carried by unanimous roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 17c. SUPERIOR COURT LEASING PROGRAM: City Attorney Remelmeyer advised of receipt of a request from Judge William Willett, Presiding Judge of the Municipal Court, to postpone this item for two weeks.

Councilman Applegate moved to continue Agenda Item 17c for two weeks (Council meeting of March 15, 1988, 5:30 p.m.) His motion, seconded by Councilman Nakano, carried without objection.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. PRESENTATION TO DAN HALLADAY:

Ms. Leah Jeffries from the office of County Supervisor, Deane Dana, presented a resolution to the City's Recreation Supervisor Dan Halladay, honoring him for his receipt of the "Outstanding Recreation Professional Award" from the California Park and Recreation Society, District 9, 1987-88.

A plaque in recognition of Dan Halladay's many accomplishments and contributions to the City of Torrance Parks and Recreation Department was presented by Mayor Geissert.

This recognition was received with sincere appreciation by Mr. Halladay.

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8b. PROCLAMATION FOR THE "TOM SULLIVAN 10-K RUN AND MAYOR'S CHALLENGE DAY."

SO PROCLAIMED by Mayor Geissert.

This proclamation was accepted with gratitude by Mr. Tom Sullivan, who was accompanied by his wife, Patti, and Ms. Ann Wolfe, President of Vistas, the support group for the Blind Children's Center.

8c. PROCLAMATION PROCLAIMING THE MONTH OF MARCH AS "NATIONAL WOMEN'S HISTORY MONTH."

SO PROCLAIMED by Mayor Geissert.

Ms. Carol Dean accepted this proclamation with appreciation.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. LICENSE AGREEMENT - POST SUBSTATION SITE:

RESOLUTION NO. 88-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A LICENSE AGREEMENT WITH THE SOUTHERN CALIFORNIA EDISON COMPANY FOR THE POST SUBSTATION LITTLE LEAGUE SITE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-46. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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9b. YOUTH BASEBALL LEASE EXTENSIONS:

RESOLUTION NO. 88-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN AGREEMENTS BETWEEN THE CITY OF TORRANCE, TORRANCE NATIONAL LITTLE LEAGUE, TORRANCE LITTLE LEAGUE, AND SOUTH BAY GIRLS SOFTBALL ASSOCIATION FOR THE PURPOSE OF EXTENDING LEASES TO CERTAIN PROPERTY HELD BY THE CITY OF TORRANCE, PURSUANT TO A LICENSE GRANTED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, FOR USE AS BALL FIELDS, JANUARY 1 THRU DECEMBER 31, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-47. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

9c. APPROPRIATION OF STATE FUNDS FOR LIBRARY EXPENDITURES:

RECOMMENDATION:

The City Librarian recommends the City Council approve the purchase of equipment [specified in agenda material of record] totaling \$44,299.00 and appropriate \$47,984.00 from the General Fund Reserve for SB358 Library Funds.

Councilwoman Hardison suggested that a water bill insert be considered as a means of apprising the public of the services available in the Torrance Library system. City Librarian Buckley agreed.

MOTION: Councilman Nakano moved to concur with the City Librarian's recommendation on Agenda Item 9c. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Mayor Geissert commended Library staff on the excellent, comprehensive report on Library services recently received by the Council.

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9d. GREENWOOD SCHOOL SITE - NAMING OF FACILITY AND APPROVAL OF CONCEPTUAL DESIGN.

RECOMMENDATION:

It is the recommendation of the Parks and Recreation Commission and the Parks and Recreation Department that your Honorable Body adopt the name "Greenwood Park" for the former Greenwood School site; and approve the proposed conceptual plan for development of the site's 2.57 acres of open space.

It is also recommended by the Parks and Recreation Director that the City Council appropriate \$100,000 from the Park and Recreation Facilities Fund to cover necessary additional building repairs plus Engineering expenses at Greenwood Park.

FINANCE DIRECTOR'S NOTE:

The \$130,000 of State Park Bond Act funds will be appropriated for the installation of perimeter curb, sidewalk and some landscape improvements upon receipt of Park Bond Grant revenues.

Staff presentation, with the aid of slides, was provided by Park Services Administrator Hoffman, followed by clarification on specific points of interest to individual Councilmembers.

The following motion was subsequently offered.

MOTION: Councilman Applegate moved to concur with the recommendations set forth on Agenda Item 9d. His motion was seconded by Councilman Walker.

Prior to roll call vote, Mr. Hal Laudeman, 1304 Greenwood Avenue, noted his approval of the park concept, and expressed concerns regarding area traffic and parking problems.

Parks and Recreation Director Barnett explained that the volume of traffic will be in direct proportion to the kinds of activities proposed for the site, with on-site and on-street parking to be provided. It was Mr. Barnett's suggestion that the matter of traffic might be specifically addressed when policies and guidelines regarding the use of buildings on the Greenwood site are addressed by the Council.

Roll call vote on the above motion was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. EASEMENT TO PACIFIC BELL ON TORINO INDUSTRIES AIRPORT LEASE:

RESOLUTION NO. 88-48

A RESOLUTION OF THE CITY OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST
AN EASEMENT TO PACIFIC BELL FOR UNDER-
GROUND TELEPHONE SYSTEMS AND
APPURTENANCES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-48. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

10b. FLOODPLAIN ORDINANCE:

RECOMMENDATION:

It is recommended that your Honorable Body repeal the existing Floodplain Ordinance No. 2936 and adopt the new floodplain ordinance.

Staff presentation was provided by City Engineer Burt who explained that the proposed ordinance updates the existing floodplain ordinance and satisfies flood insurance rating requirements for the City of Torrance.

ORDINANCE NO. 3223

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REPEALING CHAPTER 9 OF
DIVISION 7 OF THE TORRANCE MUNICIPAL CODE
DEALING WITH FLOOD HAZARD INSURANCE, AND
ENACTING A NEW CHAPTER 9 OF DIVISION 7

MOTION: Councilman Nakano moved to approve Ordinance No. 3223 at its first reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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10c. RATE REVISION OF REFUSE DISPOSAL AGREEMENT WITH
WESTERN WASTE INDUSTRIES
Ref: Contract C-2206.

RESOLUTION NO. 88-49

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING A RATE
REVISION FOR REFUSE DISPOSAL AT THE
WESTERN WASTE INDUSTRIES
TRANSFER STATION

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-49. This motion was seconded by Councilman Walker.

Prior to roll call vote, Councilwoman Hardison re-
quested clarification of staff's statement on Page 2 of agenda
material that: "Staff has continued to investigate cost-saving
alternatives . . . "

Administrative Analyst Rountree advised that alterna-
tives are investigated at the time the contract is considered for
renewal -- at this time, overall computations and comparisons in-
dicated Western Waste to be the best option for the City.

Councilman Wirth suggested that a copy of historical
staff material on the subject of refuse disposal rates be
provided to Councilwoman Hardison.

Roll call vote on the motion to adopt Resolution No.
88-49 was unanimously favorable.

10d. VIA CORONA/VISTA LARGO HILLSIDE RESTORATION:

RECOMMENDATION

The Engineering Department recommends that:

1. The City Council adopt the attached Resolution identifying
the Via Corona/Vista Largo landslide an emergency and that the urgent
necessity of the situation requires that a contract for the hillside
restoration be let without advertising for bids;

2. Funding Option #1 recommended by the City Manager, Finance
Director and the City Treasurer be approved.

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Under this recommended funding plan, it is necessary to make a temporary appropriation for \$400,000 as the transfer and use of Federal Revenue Sharing Funds, as noted, requires a ten (10) day noticed public hearing. Until such hearing is scheduled, a temporary appropriation from the Equipment Revolving Fund is proposed.

The appropriation recommended is as follows:

Park and Recreation Facilities Fund	\$1,100,000
Sewer Revolving Fund	500,000
Drainage Improvement Fund	500,000
Equipment Fund (Temporary Loan)	400,000
Insurance Catastrophe Reserve	<u>300,000</u>
TOTAL APPROPRIATION REQUESTED	<u>\$2,800,000</u>

3. The Mayor and City Clerk be authorized to execute a contract for the construction of the hillside restoration as an urgent necessity;

4. Authorization be given to retain project management and geotechnical services on a month-to-month basis as requested in the project budget.

City Engineer Burtt provided background information and clarification regarding the above stated RECOMMENDATION.

During his presentation, the City Engineer referenced correspondence [of record] from the geological and geotechnical firms of Converse Consultants and LeRoy Crandall and Associates, wherein the emergency and urgent nature of the project is emphasized.

At the request of Mayor Geissert, Finance Director Giordano then summarized the following funding options and resources which were set forth for Council consideration.

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FUNDING OPTIONS

**1) DECLARE VALID USE OF PARK AND RECREATION FACILITY FUND REVENUES
(OPTION RECOMMENDED BY STAFF)**

Consider the acquisition of the land and restoration of the hillside as dedicated greenbelt open space, and use the Park and Recreation Facilities Fund (PRFF) as a partial funding source to pay current project costs and determine that the amount previously loaned in the amount of \$650,000 is an appropriate use of PRFF funds. No repayment is proposed unless revenue is recognized at a future date from sale of the land.

There is currently \$1.1 million available in the PRFF. If this funding option is selected as recommended, an additional \$1,700,000 must be borrowed or made available from other funds.

The total funding proposed under this option is as follows:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
Park and Recreation Facilities Fund	\$1,100,000	Considered appropriate use of Fund; no repayment proposed unless revenue recognized at future date from sale of land.
Sewer Revolving Fund	500,000	Considered loan and would be paid back over 10 years.
Drainage Improvement Fund	500,000	Considered loan and would be paid back over 10 years.
Federal Revenue Sharing	400,000	\$417,000 of Federal revenue Sharing funds were appropriated to extend the existing storm drain system in Hollywood Riviera. This project would be deferred until new funding source identified and funds transferred to the restoration project; requires public hearing to notify intent of changed use of funds.
Insurance Catastrophe Reserve	<u>300,000</u>	Considered appropriate use of Fund. No repayment proposed.
TOTAL MADE AVAILABLE	<u>\$2,800,000</u>	

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Under this option, the General Fund would require an annual appropriation of \$150,000 over ten (10) years to repay the Drainage Improvement Fund and the Sewer Revolving Fund for previous and proposed loans.

The recommending of this option by staff is in recognition of the substantial short-term debt burden of the City.

2) ADDITIONAL INTERNAL BORROWING, METHOD A

A review of the cash balances of each of the Funds of the City, and the projected cash need for operational and capital requirements, has indicated that internal funds could be made available for the hillside restoration with payback over ten (10) years.

The method of funding proposed under this option is as follows:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
Drainage Improvement Fund	\$ 500,000	Considered loan; proposed repayment over 10 years.
Sewer Revolving Fund	500,000	Considered loan; proposed repayment over 10 years.
Park and Recreation Facilities Fund	500,000	Considered loan; proposed repayment over 10 years.
Equipment Fund	500,000	Considered loan; proposed repayment over 10 years.
Water Fund	500,000	Considered interest-bearing loan; proposed repayment over 10 years.
Insurance Catastrophe Reserve	<u>300,000</u>	Considered appropriate use of Fund; no repayment proposed.
TOTAL MADE AVAILABLE	<u>\$2,800,000</u>	

Under this funding option, the General Fund would require an annual appropriation of \$370,000 over ten (10) years to repay loans to date from the PRFF and the Drainage Improvement Fund plus the proposed loans.

The concern with this option is that it represents a major drain on the City's cash position.

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3) **ADDITIONAL INTERNAL BORROWING, METHOD B**

An alternate source for internal borrowing to be considered is the \$1 million prepayment by Paragon for lease obligations incurred for the Remelmeyer Telecommunication Center. An interest bearing loan of these funds could be made with repayment over ten (10) years in the amount necessary to meet that portion of debt service the prepayment is dedicated to.

The total funding proposed under this option is as follows:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
Paragon Settlement	\$1,000,000	Considered interest-bearing loan; repayment over 10 years.
Federal Revenue Sharing	400,000	Defer Hollywood Riviera Project as noted in Option 1.
Sewer Revolving Fund	500,000	Considered loan; proposed repayment over 10 years.
Drainage Improvement Fund	500,000	Considered loan; proposed repayment over 10 years.
Park and Recreation Facilities Fund	<u>400,000</u>	Considered loan; proposed repayment over 10 years.
TOTAL AMOUNT FUNDED	<u><u>\$2,800,000</u></u>	

This option also uses the cash reserves of the City, but with lessor impact than Option 2 above as we are not drawing down the operating cash of our line departments; but it does result in a shifting of priorities to meet the emergency nature of the hillside restoration.

Under this funding option the General Fund would require an annual appropriation of approximately \$395,000 over ten (10) years to repay loans to date from the PRFF and the Drainage Improvement Fund plus the proposed loans.

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4) **COMBINATION EXTERNAL AND INTERNAL BORROWING
(ALTERNATE OPTION RECOMMENDED BY STAFF)**

In discussion with bond counsel, it has been determined that the hillside restoration could be undertaken by external financing. The land would be transferred to a non-profit corporation for one dollar (\$1.00) and the improvements would be financed through Certificates of Participation proceeds. The improved land would be designated open space for public purposes and leased back by the City in an amount equal to debt service. It is proposed that \$2,000,000 be borrowed under this method of external financing and the remainder be made available from internal funds.

Therefore the following appropriations would be necessary if Council selected the alternate option recommended by staff:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>NATURE OF APPROPRIATION</u>
Equipment Acquisition Fund	\$1,500,000	Temporary
Park and Recreation Facilities Fund	500,000	\$125,000 permanent \$375,000 temporary
Insurance Catastrophe Fund	300,000	\$275,000 permanent \$ 25,000 temporary
Drainage Improvement Fund	<u>500,000</u>	Temporary
	<u>\$2,800,000</u>	

RECOMMENDATION

The Engineering Department recommends that:

1. The City Council adopt the attached Resolution identifying the Via Corona/Vista Largo landslide an emergency and that the urgent necessity of the situation requires that a contract for the hillside restoration be let without advertising for bids;

2. Funding Option #1 recommended by the City Manager, Finance Director and the City Treasurer be approved and that \$2,800,000 be appropriated as follows:

Park and Recreation Facilities Fund	\$1,100,000
Sewer Revolving Fund	500,000
Drainage Improvement Fund	500,000
Federal Revenue Sharing	400,000
Insurance Catastrophe Reserve	<u>300,000</u>
Total Appropriations Requested	<u>\$2,800,000</u>

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This is the alternate funding option recommended by staff as it preserves the cash position of the City, provides for repayment of previously loaned City funds, and makes use of certain cash reserves such as the remaining funds in the Insurance Catastrophe Reserve and the transfer of Federal Revenue Sharing Funds that are appropriately spent for hillside restoration costs to meet the emergency need of such restoration.

If Council concurs with the alternate funding option recommended by staff, it is necessary to make temporary appropriations from certain funds to provide time for a public hearing on the transfer of Federal Reserve Sharing and for the issuing of the Certificates of Participation. The public hearing on the Federal Reserve Sharing funds requires a ten (10) day notice period, and the time frame on the issuance of Certificates is approximately 60 days.

Therefore the following appropriations would be necessary if Council selected the alternate option recommended by staff:

<u>SOURCE</u>	<u>AMOUNT</u>	<u>NATURE OF APPROPRIATION</u>
Equipment Acquisition Fund	\$1,500,000	Temporary
Park and Recreation Facilities Fund	500,000	\$125,000 permanent \$375,000 temporary
Insurance Catastrophe Fund	300,000	\$275,000 permanent \$ 25,000 temporary
Drainage Improvement Fund	<u>500,000</u>	Temporary
	<u>\$2,800,000</u>	

City Manager Note:

The Finance Director and City Manager have reviewed all funding sources available for the project. Due to the current funding sources and timeliness, the Park and Recreation Fund is recommended. Unfortunately time did not permit for review by the Parks and Recreation Commission.

* * *

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During the Finance Director's presentation relative to the above options which were set forth for Council consideration, Ms. Giordano pointed out that the recommendation in Option 1) for \$1,100,000 from the Park and Recreation Facilities Fund is in the form of an outright transfer and not as a loan.

A lengthy discussion developed with strong Council opposition being expressed regarding the concept of a transfer of funds without reimbursement to the Park and Recreation Facilities Fund. It was the ultimate suggestion of Mayor Geissert that the \$1,100,000 be considered a legal non-interest bearing loan from the Facilities Fund, with payment to be deferred for a specified number of years.

Councilman Applegate expressed his opposition to the thought of obtaining the needed funds from the Park and Recreation Facilities Fund or from the Sewer Revolving or Drainage Improvement Funds because of the possible project delays represented thereby. It was Mr. Applegate's strong recommendation, taking into account the unique emergency nature of the subject consideration, that the City seek an external funding mechanism to provide the needed funding for this project.

From the audience, Mr. Don Lee, 804 Portola Avenue, Chairman of the Parks and Recreation Commission, noted that his recommendation is based on his knowledge of past Commission reactions, time constraints having made it difficult to poll the entire Commission in this particular instance.

Mr. Lee advised that, with the loss of Federal Revenue Sharing funds, the Parks and Recreation Facilities Fund was targeted as providing for the Madrona Marsh perimeter improvement and for furnishing of the Theatre.

While indicating his understanding of the subject need on an emergency basis, Mr. Lee noted his desire that any Parks and Recreation Facilities monies used be reimbursed to that fund for future recreation needs.

Ms. Polly Watts, 4825 Paseo de las Tortugas, expressed her strong feelings that a firm commitment should be made by the Council to replace any monies taken from the Park and Recreation Facilities Fund.

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Mr. John Maul, 918 Amapola Avenue, stated his opinion that funding for the subject use should not be provided from maintenance reserves [Sewer and Drainage Funds].

City Manager Jackson clarified, in response to Mr. Maul's above expressed concerns, that those funds are maintained for major capital revitalization of specific projects, not for routine maintenance.

Discussion continued.

Councilman Applegate expressed his opinion that, upon further study, other funding options might be considered, and he offered the following --

MOTION: Councilman Applegate moved to concur with OPTION 4), a combination of external and internal borrowing, with the proviso that the City Manager be allowed to make whatever temporary and very short term considerations necessary in order to enter into a contract to correct the problem of the currently identified emergency.

This motion DIED FOR LACK OF A SECOND.

A MOTION was then offered by Councilman Walker to concur with OPTION 1), modified in that the \$1,100,000 from the Park and Recreation Facilities Fund be considered a non-interest bearing loan to be paid back over a ten-year period, the first payment due in year six.

This motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

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

NOES: Councilman Applegate.

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

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SUBSTITUTE RESOLUTION

RESOLUTION NO. 88-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING CERTAIN FINDINGS OF THE EXISTENCE OF AN EMERGENCY AND URGENT NECESSITY ARISING FROM A LANDSLIDE OF A PORTION OF THE HILLSIDE BETWEEN VIA CORONA AND VISTA LARGO, APPROPRIATING FUNDS FOR REPAIR OF SAID LANDSLIDE, AND AUTHORIZING THE CITY MANAGER AND MAYOR AND CITY CLERK TO APPROVE EMERGENCY ACTIVITIES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-50. His motion, seconded by Councilman Walker, carried by way of the following roll call vote:

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

NOES: Councilman Applegate.

MOTION: Councilman Wirth moved to concur with the following recommendations of the Engineering Department [see Page 8 of these minutes].

3. The Mayor and City Clerk be authorized to execute a contract for the construction of the hillside restoration as an urgent necessity.
4. Authorization be given to retain project management and geotechnical services on a month-to-month basis as requested in the project budget.

This motion, seconded by Councilwoman Hardison, carried by way of the following roll call vote:

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

NOES: Councilman Applegate.

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10e. REQUEST TO INITIATE STREET VACATION - PORTION OF SIERRA STREET:

RECOMMENDATION:

The Engineering Department recommends that the City Council adopt Resolution "A" denying the request for initiation of street vacation proceedings based upon the findings of fact.

Should the Council decide to proceed with a street vacation for Sierra Street, the adoption of Resolution "B" will be required declaring its intention to vacate said portion of Sierra Street and setting April 5, 1988 at 5:30 p.m. as the date and time for the hearing.

Mayor Geissert announced that this is NOT a public hearing on street vacation, but is merely an opportunity for the Council to consider a request that street vacation proceedings be initiated for a portion of Sierra Street between the AT & SF Railroad right-of-way and the southerly prolongation of the easterly line of Block 79, Torrance Tract.

Audience input was invited by the Mayor.

Mr. John Maul, 918 Amapola Avenue, submitted a packet of written material [of official record] dated March 1, 1988, and entitled SAVE MADRID PARK. Within this packet of material, Mr. Maul noted, was included his written presentation; an open letter from members of Concerned Citizens for Madrid Park; photographs and a map of the area; and a petition with more than 100 signatures of those who favor the preservation of Madrid Park.

At this point, City Attorney Remelmeyer interjected clarification that the land under consideration has been dedicated for a street easement and not for a public park -- the law does not permit the City Council to retain a street easement for purposes of using it as a park.

Mayor Geissert further clarified, in response to statements made by Mr. Maul, that the only issue before the Council at this time is whether or not to call a hearing to declare the intent to vacate a portion of the property that is specifically designated for street purposes.

At the conclusion of Mr. Maul's presentation, Councilman Walker indicated his concurrence with the RECOMMENDATION of the Engineering Department [above], it being his opinion that it

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is in the public interest to retain the subject street easement for possible future development of the City's residential street system.

Ms. Cheryl Vargo, 5147 West Rosecrans Avenue, Hawthorne, was present to represent Mr. Tim Meyers, proposed developer of the subject site and applicant for the requested street vacation. Ms. Vargo requested that the Council set a hearing date for consideration of the street vacation in order that legal as well as developmental issues might be presented at that time.

Deeming the subject portion of street easement as a potential way of improving traffic circulation in the City, Councilman Applegate pointed out the wisdom of retaining same, and offered the following --

MOTION: Councilman Applegate moved to concur with the Engineering Department's recommendation on Agenda Item 10e. His motion was seconded by Councilman Walker.

At the time of his second, Councilman Walker affirmed his desire not to foreclose on future options of street design, and noted, in light of earlier comments by City Attorney Remelmeyer that the following Findings of Fact in the resolution on this item should be deleted:

- 1) "Portions of street rights of way . . . have been landscaped and maintained"
- 2) "The continued use . . . is a benefit to the City."

City Attorney Remelmeyer concurred, and Councilman Applegate SO AMENDED his above motion [the amendment was accepted by Councilman Walker].

Prior to roll call vote, Mr. Frank Sciarrotta, 2360 Sierra Street, advised that young people frequent the area of the railroad tracks for questionable activities, and he suggested the possibility of closing off access to that area.

Parks and Recreation and Police Department personnel will investigate the situation.

Roll call vote on Councilman Applegate's above motion AS AMENDED proved unanimously favorable.

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RESOLUTION NO. 88-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DENYING A REQUEST TO INITIATE STREET VACATION PROCEEDINGS FOR A PORTION OF SIERRA STREET BETWEEN THE AT & SF RAILROAD RIGHT-OF-WAY AND THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF BLOCK 79, TORRANCE TRACT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-51, AS AMENDED. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

* * *

At 7:50 p.m., Mayor Geissert called a brief recess. The Council returned at 8:10 p.m., to continue with its regular agenda order.

* * *

10f. MADRONA MARSH RETENTION BASIN PUMP STATION:

RESOLUTION NO. 88-52

A RESOLUTION OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS OR AGREEMENTS NECESSARY TO RETAIN PROFESSIONAL INSPECTION SERVICES FOR THE CONSTRUCTION OF THE MADRONA MARSH RETENTION BASIN STORM WATER PUMP STATION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-52. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:

13a. COLLECTION OF DEVELOPER FEES FOR TUSD:

RESOLUTION NO. 88-53

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE DEPARTMENT
OF BUILDING AND SAFETY TO ACT AS AN AGENT
FOR THE TORRANCE UNIFIED SCHOOL DISTRICT
AND COLLECT DEVELOPER FEES

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-53. His motion was seconded by Councilman Walker, and
roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

14a. CLASS SPECIFICATION - EQUIPMENT SUPERINTENDENT AND
EQUIPMENT SUPERVISOR AND AMENDMENT TO SECTION 14.4.2
OF TORRANCE MUNICIPAL CODE:

RECOMMENDATION:

The Personnel Department and the Civil Service Commission recommend adoption of the revised class specifications for Equipment Superintendent and Equipment Supervisor. Torrance Professional and Supervisory Association concurs in the recommendation regarding the Equipment Supervisor class specification. Additionally, the Personnel Department recommends approval of the Ordinance amending Section 14.4.2 of the Torrance Municipal Code which lists the titles of department heads appointed by the City Manager.

Council action is reflected below.

ORDINANCE NO. 3224

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 14.4.2
OF THE TORRANCE MUNICIPAL CODE DESIGNATING
THE DEPARTMENT HEADS APPOINTED BY THE CITY
MANAGER

MOTION: Councilman Nakano moved to approve Ordinance
No. 3224 at its first reading. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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15. HEARINGS:

15a. 1988 WEED ABATEMENT PROGRAM (B88-14):

Mayor Geissert announced that this is the time and place for the hearing on the Resolution of Intention declaring parcels described in the said Resolution to be a public nuisance, and providing for the abatement thereof.

The Mayor inquired as to whether there are any parcels to be excepted from the Resolution.

City Engineer Burttt advised that there are no such exceptions.

City Clerk Wilson presented the Affidavit of Mailing. Councilman Applegate MOVED to receive and file said Affidavit. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

There being no one in the audience who wished to be heard, Councilman Applegate moved to close the hearing. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 88-54

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE ABATEMENT
OF THE NUISANCE LOCATED ON OR IN FRONT OF
PROPERTIES IN THE CITY OF TORRANCE AS
DESCRIBED IN RESOLUTION NO. 88-39

MOTION: Councilman Nakano moved to adopt Resolution No. 88-54. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. EXECUTIVE SESSION:

See Pages 25-27.

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17b. AIRPORT PLAZA SHOPPING CENTER - LEASE AMENDMENT:

RESOLUTION NO. 88-55

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING A THIRD
AMENDMENT TO LEASE AND AMENDMENT TO
MEMORANDUM OF LEASE BETWEEN THE CITY AND
AIRPORT PLAZA ASSOCIATES II FOR THE
AIRPORT PLAZA SHOPPING CENTER

MOTION: Councilman Nakano moved to adopt Resolution No. 88-55. His motion was seconded by Councilman Walker.

City Attorney Remelmeyer requested that the Council authorize the City Manager and City Attorney to make any slight amendments to the lease which might be deemed necessary.

Councilman Nakano AMENDED his above motion to so state; Councilman Walker accepted the amendment as seconder of the motion, and roll call vote proved unanimously favorable.

17c. SUPERIOR COURT LEASING PROGRAM:

Continued to March 15, 1988 - see Page 2.

20. CONSENT CALENDAR:

20a. TRACT NO. 25712

Subdivider: Yukon Court Partnership
Location: 16700 Yukon Avenue
No. of Lots: 1 Lot - 50-unit condo.

RECOMMENDATION:

It is recommended that the City Council approve a one-year extension [to February 26, 1989] to allow the completion of public improvements per Subdivision Agreement dated February 26, 1987.

20b. Considered separately - See Page 23.

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20c. COUNCIL AWARD OF CONTRACT - For the Purchase of one (1) budgeted - New 1988 Administrative Vehicle utilizing a Cooperative Purchase Agreement with the State of California.
Ref: State of California Bid No. F29-001416
Expenditure: \$12,756.75, including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body authorize the Award of Contract for the purchase of one (1) Administrative Vehicle in "cooperative" participation with the State of California's Bid No. F29-001416 to the low bidder, Ron Dupret Ford of Dixon, California in the total amount of \$12,756.75, including tax.

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

Considered separately --

20b. RELEASE OF BONDS - TRACT NO. 31280:
SUBDIVIDER: Uri Gati (Home Savings of America)
ENGINEER: David Breiholz (Ahmanson Developments)
LOCATION: North side of Toledo, West of Crenshaw Boulevard
NO. OF LOTS: 7 (397 unit condos).

RECOMMENDATION:

The Engineering Department recommends that the subject bonds be released.

MOTION: Councilman Wirth moved to concur with staff's recommendation on Agenda Item 20b. His motion was seconded by Councilwoman Hardison, and carried by way of the following roll call vote.

AYES: Councilmembers Hardison, Mock, Walker, Wirth and Mayor Geissert.
NOES: None.
ABSTAIN: Councilmembers Applegate and Nakano.

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* * *

At 8:17 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, reconvening as City Council at 8:18 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. City Attorney Remelmeyer observed that this was the last meeting of the present City Council [Municipal Election to be held next Tuesday, March 8] and congratulated the Council on a "job well done".

22b. Councilwoman Hardison expressed appreciation to Building and Safety Director Grippo for information on 25-foot lots. Ms. Hardison requested that staff continue to follow this matter closely.

22c. Councilwoman Hardison requested, and received from Planning Director Ferren, clarification relative to establishing of priority scheduling for Planning Commission consideration.

22d. Councilman Mock expressed appreciation for the pamphlet on smoking regulations [per City Ordinance No. 3210] distributed by the Department of Building and Safety. Building and Safety Director Grippo provided information relative to enforcement procedures.

22e. Councilman Nakano expressed appreciation to staff for providing a map of aircraft noise monitor locations.

22f. Councilman Nakano also noted his appreciation for the quick reaction of staff in removing graffiti from the railroad overpass on Crenshaw Boulevard, and requested that staff look into the possibility of providing graffiti removal service on private property throughout the City.

22g. Councilman Nakano expressed concerns regarding the amount of hydrofluoric acid stored at the Mobil Oil Refinery and inquired regarding the authoritative entity involved in any pos-

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sible change of catalyst to sulfuric acid. City Manager Jackson advised that the information on both matters will be included in an update to staff's report on Mobil Oil.

22h. Councilman Wirth requested that the City Attorney's office assist in determining a means of the Oil and Chemical Workers obtaining a loud speaker permit for their upcoming picnic at Columbia Park.

22i. Councilman Wirth requested early staff response to citizens' written concerns regarding the keeping of pigeons on residential property [see Item 22m, below].

22j. Councilman Wirth expressed appreciation to Cable TV Administrator Carter for his handling of the Candidates' Forum.

22k. Gratitude for Police Chief Nash's prompt response to recently expressed concerns regarding traffic/school bus safety was expressed by Councilman Wirth.

22l. Mayor Geissert announced the Pueblo area's annual taco sale to be held on Sunday, February 28, 1988, for the benefit of St. Joseph's Mission.

22m. Mr. and Mrs. Roger Mortvedt, 23342 Los Codona, requested assistance and guidance regarding citations received for keeping more pigeons on their property than allowed by City Ordinance. Appropriate staff will provide desired clarification and guidance to these citizens -- Mayor Geissert noted that this matter will be returned to the Council as a regular agenda item.

The Council now returned to --

17a. 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.

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Authority for holding an executive session for this purpose is contained in Government Code Section 54957.6 (a) and 54957.

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 Council will also give instruction to the City Manager regarding the proposed lease of City-owned airport property, the Nike Site on Crenshaw Boulevard, to Whittlesey Motors, Inc. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council will confer with the City Attorney regarding current litigation entitled City of Torrance v. Fred Smith, et al, Los Angeles Superior Court Case No. C 620563. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

The City Council will also confer with the City Attorney regarding current litigation entitled Juanna Epple v. City of Torrance, et al, Los Angeles Superior Court Case No. SWC 75433. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

At 8:35 p.m., the City Council recessed to executive session for the purposes above noted, returning at 9:22 p.m., to take the following action.

RESOLUTION NO. 88-56

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH CERTAIN
CHANGES REGARDING HOURS, WAGES, AND
WORKING CONDITIONS FOR EMPLOYEES REPRESENTED
BY THE TORRANCE PROFESSIONAL AND SUPERVISORY
ASSOCIATION RESOLUTION NO. 87-177

MOTION: Councilman Nakano moved to adopt Resolution No. 88-56. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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City Attorney Remelmeyer requested that the Council concur with the recommendation of the City Attorney regarding the case of Juanna Epple v. City of Torrance, et al, Superior Court Case No. SWC 75433.

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

23. ADJOURNMENT:

23a. Written recommendation was noted from the Civil Service Administrator [due to the election being held March 8, 1988] that the Council adjourn to Wednesday, March 9, 1988, at 5:30 p.m., for purposes of conducting a workshop to review procedures for recruitment of a City Attorney.

Councilman Applegate SO MOVED to adjourn to Wednesday, March 9, 1988, 5:30 p.m. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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