

I N D E X

Torrance City Council - March 29, 1988

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute/Invocation	1
4. Approval of Minutes/Motion re Further Reading	1, 2
5. Motion re Posting of Agenda	2
6. Withdrawn or Deferred Items	2
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Resolution Honoring Elsie Davis	3
8b. Plaque Recognizing Frances Bryant	3
8c. Proclamation re "Medal of Valor Week"	3
8d. Proclamation re "California Earthquake Preparedness Month"	3
8e. Proclamation re "Fair Housing Month"	3
8f. Downtown Friendship Festival - Fee Waiver	4
<u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u>	
9a. Annual Report - Fine Arts Commission	4
9b. Agreement with Sister City Association	4
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Award of Contract - Street Lighting District 17	5
10b. Notice of Completion - Storm Drain/Pumping System at El Dorado Retention Basin	5
10c. Time Extension Tracts 43686 and 43219	6
10d. License Agreement re Apple Avenue Storm Drain	6
10e. Parkway Improvements - Madrona Marsh Frontage	6
<u>15. HEARINGS:</u>	
15a. PP 87-28, ROUH TYAN BOW	7-13
15b. Transfer of Federal Revenue Sharing Funds	13, 14
15c. Draft Los Angeles County Hazardous Waste Management Plan	14-18
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Opposition to AB 4521	19
17b. Sales Tax Audit and Sales Tax Reports	19, 20
17c. Approval of Contract for User Fee Study	20, 21
17d. Support of H.R. 3988	21
17e. Appointment to Private Industry Council Policy Board	21
17f. Contract re Proposed El Segundo Police Motorcycle Repair Program	22
17g. Parking Requirements for Food/Beverage Establishments Ordinance	22
17h. Scheduling of Budget Workshops/Hearings	22, 23
17i. Executive Session	28-30

City Council
March 29, 1988

SUBJECT:

PAGE

20. CONSENT CALENDAR:

20a.	Award of Contract - Photographic Requirements	23,25
20b.	Award of Contract - Transit-Type Coaches	23,25
20c.	Authorization to sell vehicles	24,25
20d.	Revised Award of Contract - replacement vehicle purchase	25

22. ORAL COMMUNICATIONS:

22a.	City Manager Jackson re Investment Report	25
22b.	Acting Deputy City Clerk Thompson re Commis- sion vacancies	26
22c.	Councilman Applegate re large item pickup	26
22d.	Councilwoman Hardison re R-1 concerns	26
22e.	Councilman Nakano re Airport concerns	26
22f.	Councilman Nakano re Mobil Oil report	27
22g.	Councilman Wirth re recent aircraft crash	27
22h.	Councilman Wirth re congratulations to Councilman Walker	27
22i.	Councilman Wirth re traffic sound barriers	27
22j.	Mayor Geissert re aircraft accident	27
22k.	Mr. Edward Wooley re Airport concerns	27,28
22l.	Mr. Charles Hedder re Airport concerns	28

Adjournment was at 11:47 p.m. to Tuesday,
April 5, 1988, 5:30 p.m.

#

Peggy Laverty
Minute Secretary

City Council
March 29, 1988

March 29, 1988

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 29, 1988, at 5:39 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, Acting Deputy City Clerk Thompson, and Staff representatives.

3. FLAG SALUTE/INVOCATION:

Girl Scout Troop 657 - Jessie Ornelas, Leader, led in the flag salute.

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 23, 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

City Council
March 29, 1988

waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Hardison, 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 and roll call vote was unanimously favorable.

6. WITHDRAWN OR DEFERRED ITEMS:

ITEM 10e: PARKWAY IMPROVEMENTS/MADRONA MARSH FRONTAGE: City Manager Jackson announced that this item has been withdrawn and will be returned to the Council at a later date.

7. COUNCIL COMMITTEE MEETINGS:

CITIZEN DEVELOPMENT AND ENRICHMENT COMMITTEE
Wednesday, April 6, 1988
T.U.S.D. Board of Education Building
2335 Plaza Del Amo Way
Subjects: (1) Victor School Night Lighted
Field Use
(2) Teen Age Safe Driving
(3) Status of Vine Avenue Street
Closure.

FINANCE AND GOVERNMENTAL OPERATIONS COMMITTEE
Tuesday, April 12, 6:00 p.m.
West Annex Meeting Room
Subject: Capital Budget.

ROSE FLOAT ASSOCIATION AD HOC COMMITTEE
Tuesday, April 12, 5:30 p.m.
Third Floor Assembly Room.

City Council
March 29, 1988

8. COMMUNITY MATTERS:

8a. RESOLUTION HONORING ELSIE DAVIS:

RESOLUTION NO. 88-70

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING ELSIE DAVIS
FOR SIXTEEN YEARS OF SERVICE TO THE
COMMUNITY WITH THE TORRANCE KITCHEN BAND

MOTION: Councilman Nakano moved to adopt Resolution No. 88-70. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

This resolution was accepted with sincere appreciation by Ms. Elsie Davis.

8b. PLAQUE RECOGNIZING FRANCES BRYANT:

A plaque recognizing Frances Bryant for her dedication to the Torrance Kitchen Band and service to the community was accepted, on behalf of Ms. Bryant, by Ms. Elsie Davis.

8c. PROCLAMATION proclaiming April 3 to April 9, 1988, as "Medal of Valor Week" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert.

This proclamation was accepted, with appreciation, by Mr. Dan McClain, Executive Director of the Torrance Area Chamber of Commerce.

8d. PROCLAMATION proclaiming April, 1988, as "California Earthquake Preparedness Month."

SO PROCLAIMED by Mayor Geissert and gratefully accepted by Terese Condon from the City's Disaster Preparedness Office and by Police Captain Weyant.

8e. PROCLAMATION proclaiming April, 1988, as "Fair Housing Month."

SO PROCLAIMED by Mayor Geissert, with acceptance by Ms. Terese Potthoff, Housing Coordinator for the Metro Harbor Fair Housing Council.

City Council
March 29, 1988

8f. DOWNTOWN FRIENDSHIP FESTIVAL - FEE WAIVER REQUEST:

RECOMMENDATION:

The City Manager recommends that your Honorable Body waive the cost of City fees and services associated with this year's Friendship Festival except for the estimated Building and Safety Department fees of \$585.

MOTION: Councilman Wirth moved to concur with the above stated recommendation on Agenda Item 8f. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Executive Director of the Torrance Area Chamber of Commerce, Mr. Dan McClain, voiced his appreciation for the City's support of the Friendship Festival as evidenced by the above action.

Mr. Gary Meyer, Chairman of the Chamber's Friendship Festival Committee, distributed T-shirts to members of the Council commemorating this year's festival.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. ANNUAL REPORT - FINE ARTS COMMISSION 1986-87:

MOTION: Councilwoman Hardison moved to accept and file the Annual Report of the Fine Arts Commission for 1986-87. Her motion, seconded by Councilman Walker, carried without objection.

9b. AGREEMENT WITH TORRANCE SISTER CITY ASSOCIATION FISCAL YEAR 1987-88:

RESOLUTION NO. 88-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE SISTER CITY ASSOCIATION FOR THE PERFORMANCE OF SPECIFIED SERVICES TO THE CITY FOR THE FISCAL YEAR 1987-88

MOTION: Councilman Nakano moved to adopt Resolution No. 88-71. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

City Council
March 29, 1988

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AWARD OF CONTRACT - STREET LIGHTING DISTRICT 17:

RESOLUTION NO. 88-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND PATRICK N. ROSSETTI FOR PROFESSIONAL SERVICES IN CONNECTION WITH STREET LIGHTING DISTRICT NO. 17 FOR THE YEARS 1988-1989 AND 1989-1990

MOTION: Councilman Nakano moved for the adoption of Resolution No. 88-72. This motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

10b. NOTICE OF COMPLETION --
CONSTRUCTION OF STORM DRAIN AND PUMPING SYSTEM AT THE EL DORADO RETENTION BASIN (B87-43):

RESOLUTION NO. 88-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING THE WORK FOR THE CONSTRUCTION OF AN UNDERGROUND STORM DRAIN IN MAPLE AVE. AND SONOMA ST. AND PUMPING SYSTEM AT THE EL DORADO RETENTION BASIN (C-2810)

MOTION: Councilman Nakano moved to approve Resolution No. 88-73. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

* * *

City Council
March 29, 1988

10c. TIME EXTENSION FOR TRACTS 43686 AND 43219
SUBDIVIDER: Torrance Business Park
LOCATION: North Side of Del Amo Boulevard w/o
 Prairie Avenue
NO. OF LOTS: 18 (TR 43686) and 11 (TR 43219)

RECOMMENDATION:

The Engineering Department recommends the City Council approve an additional time extension for Tracts 43686 and 43219 until October 31, 1988 to allow completion of public improvements per Subdivision Agreements of March 27, 1985 (TR 43686) and August 4, 1986 (TR 43219).

Mr. Jack Bereskin, Director of Engineering, Watt Investment Properties, Inc. was present to request favorable Council consideration.

MOTION: Councilman Nakano moved to concur with the Engineering Department's recommendation on Agenda Item 10c. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Applegate ABSTAINED).

10d. LICENSE AGREEMENT RE STORM DRAIN CONSTRUCTION NEAR
APPLE AVENUE:

RESOLUTION NO. 88-74

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND THE CITY CLERK TO ACCEPT AND EXECUTE
THAT CERTAIN LICENSE AGREEMENT BY AND BETWEEN
THE CITY OF TORRANCE AND THE ATCHISON,
TOPEKA & SANTA FE RAILWAY COMPANY FOR THE
CONSTRUCTION OF A STORM DRAIN LOCATED NEAR
APPLE AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-74. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

10e. PARKWAY IMPROVEMENTS ALONG MADRONA MARSH FRONTAGE:

WITHDRAWN - see Page 2.

City Council
March 29, 1988

15. HEARINGS:

15a. PP 87-28, ROUH TYAN BOW (PATRICK KILLEN, ARCHITECT):

Mayor Geissert announced that this was the time and place for the continued public hearing on the City Council consideration of a Planning Commission approval of a Precise Plan of Development to allow the construction of an addition to a 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
(PATRICK KILLEN, ARCHITECT)

Proof of publication was provided by Acting Deputy City Clerk Thompson, and it was filed without objection.

The staff report on this agenda item was provided by Principal Planner Gibson, who, with the aid of slides, depicted the view impact on various residences in the area as represented by the revised silhouette.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department considers the current proposal as a design solution which addresses concerns expressed regarding view and privacy impacts. The addition complies with the provisions of the Hillside Ordinance, and therefore staff recommends approval of PP 87-28 as proposed.

Mayor Geissert invited the proponent's representative to address the Council.

Mr. Patrick Killen, Architect, 312 South Catalina, Redondo Beach, described in detail the most recent design concept for expansion of the Bow residence, and noted that the latest submittal contains a 676-foot addition to the first floor and 674 feet to the second floor.

In response to suggestions by Councilman Nakano, Mr. Killen agreed that the rear yard setback could be increased from seven feet to nine feet [with that area to be landscaped], and that windows on the rear elevation could be removed. He noted, at Councilman Wirth's question, that there have been no meetings with neighbors regarding the current building plan revisions.

City Council
March 29, 1988

Further audience comments were invited by the Mayor.

Ms. Mary Anne Henkel, 500 Via La Selva, requested that the slide taken from her property be displayed at this time. Principal Planner Gibson did so, and explained that he had not included that slide in his earlier presentation because existing vegetation made it difficult to see the silhouette.

Mr. Richard Henkel, 500 Via La Selva, clarified that the rear fence between his property and the Bows' is only 4 feet in height, and noting the difference in elevation between the two properties, he maintained that the proposed addition does not meet the requirements of Section 91.41.6.b) of the Hillside Ordinance regarding causing the least intrusion on view, air, light and privacy.

This speaker voiced his strong opposition to any second story addition and advised that, in exercising sensitivity to the Bow's wishes, he did not add a second story to his own home some years ago. Denial of the request was urged.

It was the opinion of Ms. Mary Spangler, 428 Paseo de las Estrellas, that the redesign is even more imposing than that previously submitted and will leave them no option but to move or build up because of the "closed in" feeling. This neighbor requested that the Council take into consideration that the Bows', in their apparent need for considerably more living space, could move elsewhere "without disturbing the whole neighborhood."

Mr. Don Kircher, 401 Calle de Castellana, voiced his opinion that the current design does not conform to the Council's earlier request for a single-story or a minimal second-story addition, and advised that the current proposal still blocks his view.

In response to a request by the Mayor, Principal Planner Gibson advised that the last proposal submitted by the proponent was for a 1225 square-foot second-story; the current design shows approximately 674 square feet on the second floor.

City Council
March 29, 1988

Mr. Bill Dempster, 432 Via La Selva, submitted photographs [of official record] and noted his opposition to the present design, particularly as it impacts the Henkel and Spangler residences.

Also speaking for denial of the project was Ms. Connie Sullivan, 415 Camino de Encanto, who noted her strong feeling that no one should be allowed to impact another's view.

Ms. Ann Pane, 516 Paseo de las Estrellas, voiced her opinion that the proponent has attempted to conform to the City's recommendations and observed that there are other homes in the City which cause much greater privacy loss than would be represented by the subject design.

Mr. Craig Newman, 405 Calle de Castellana, opposed the project, stating that even with the redesign it impacts his view.

It was suggested by Mr. George Kisehnel, 517 Via La Selva, that a single-story plan be required utilizing more of the total lot as well as the driveway area in front.

Mr. Frank Bizjak, who advised that he lives to the west of the subject parcel, noted concern over the fact that the proposed second story blocks two hours of his morning sun and would aggravate an existing problem with mildew. He suggested that the second story be moved further back.

Mr. Paul Schreiber, 437 Via La Selva, voiced opposition to the proposed addition because it dominates a neighbor's back yard and master bedroom -- a good will effort to minimize any loss of privacy was urged by this speaker.

City Council
March 29, 1988

A resident of 501 Via La Selva, Mr. Azniv Goenjian, voiced support for his neighbors who are directly affected by the proposed addition, noting the precedent-setting aspects and the insensitivity to the neighborhood represented thereby.

* * *

At this point, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker.

Roll call vote on this motion was held [see Page 11] as other members of the audience indicated a desire to speak.

* * *

Ms. Catherine Henkel, 500 Via La Selva, reiterated her family's concerns regarding loss of privacy, light, air and views, and also voiced concerns regarding a negative impact on their land value and possible drainage problems resulting from the proposed construction.

Present to request approval of the project was Mr. Tom LeVesque, 420 Paseo de las Estrellas, who pointed out the stability represented by the Bow family and his desire that such desirable traits be encouraged to remain in the area.

Ms. Mary Anne Henkel, 500 Via La Selva, returned to reiterate her concerns regarding loss of privacy for her own residence and loss of views, light and air for neighbors. Referencing the Hillside Ordinance, Ms. Henkel asked, because this is now a combination single-story and second-story addition, if the Hillside Ordinance still applies and if privacy is still an issue.

Mayor Geissert responded by explaining the subjective nature of the Hillside Ordinance, and City Attorney Remelmeyer affirmed that it is a question of judgment, with the Council determining each case on its own merits.

City Council
March 29, 1988

Ms. Ann Pane returned to advise that Ms. Livia Ouellette, a resident of Paseo de las Estrellas, favors the subject addition.

Ms. Jean Rohlinger, 428 Via La Selva, noted correspondence which had been submitted by herself and by Mr. Stan Dunn. Mayor Geissert advised this speaker that both letters are on file as part of the official record on this case.

* * *

Roll call vote on the motion to close the hearing [see Page 10] proved unanimously favorable.

Council discussion ensued.

Response to technical questions posed earlier in the meeting by Councilwoman Hardison was provided as follows by Principal Planner Gibson.

- Rear yard setback in the R-1 Zone is 5 feet for a single story; 10 feet for two stories.
- Ridge height setback of the shed roof on the subject single-story addition is approximately 24 feet from the northerly property line.
- Height of addition at 7 feet from rear property line is approximately 10 feet from grade; 8 feet from floor.

Councilman Wirth voiced his dissatisfaction with the subject redesign because of the significant impact on the Henkel property [even with a modification, as discussed earlier, to increase the rear yard setback].

MOTION: Councilman Wirth moved to grant the appeal on PP 87-28, ROUH TYAN BOW, and deny the project without prejudice. His motion was seconded by Councilman Mock.

City Council
March 29, 1988

Discussion continued.

Councilwoman Hardison voiced her disapproval of the present design noting that, although she is not unhappy with the concept of a partial second-story and partial first-story addition, the added bulk represented by the architectural treatment of a shed roof, etc., is not acceptable to her.

Indicating her concurrence with the concept presented, Mayor Geissert noted her opinion that the proponent has concurred with Council directives which allowed for a partial second-story oriented to the south -- his willingness to remove windows on the south side, as well as to increase the setback to 9 feet were additional positive considerations, per the Mayor.

A SUBSTITUTE MOTION was offered by Councilman Walker to deny the appeal and approve the project on PP 87-38, ROUH TYAN BOW, modified to eliminate windows on the south side and increasing the rear setback to nine (9) feet from the fence [as earlier suggested by Councilman Nakano].

This motion was seconded by Councilman Applegate.

At the time he offered the above substitute motion, Councilman Walker voiced his opinion that the latest design represents an acceptable compromise, and with the rear yard setback appropriately landscaped, a desired softening effect will be realized.

Councilman Nakano deemed the current modification to represent a significant improvement in the area of privacy, for the Dempster's and Rohlinger's. The increased impact for the Henkel's, Mr. Nakano opined, would be greatly reduced by eliminating the windows on the rear elevation and increasing the rear setback by two additional feet.

In response to a question by Mayor Geissert, Principal Planner Gibson advised that the second story addition begins approximately 40 feet from the property line. The Mayor noted her opinion that the setbacks proposed for the first- and the second-story additions plus the absence of windows on the rear elevation will eliminate the potential for invasion of privacy; therefore she will support the substitute motion.

City Council
March 29, 1988

Roll call vote on the SUBSTITUTE MOTION was as follows.

AYES: Councilmembers Applegate, Nakano,
Walker and Mayor Geissert.

NOES: Councilmembers Hardison, Mock and Wirth.

Planning Director Ferren advised that the subject resolution will be returned to Council for adoption on April 5, 1988.

From the audience, Ms. Schreiber, 437 Via La Selva, inquired regarding the prospects for adding a second story to her own residence. City Attorney Remelmeyer explained that each case is considered on its own merits, and approval of this case does not guarantee approval of any other case. Mr. Remelmeyer further clarified that, according to law, the City Council must hear the opinions and facts as presented to them by any member of the public who wishes to speak; however, the law enjoins them not to substitute the opinions of the neighborhood or the applicant for their own independent judgment.

* * *

At 7:35 p.m., a recess was called by the Mayor. The Council reconvened at 8:07 p.m.

* * *

15b. TRANSFER OF FEDERAL REVENUE SHARING FUNDS:

Mayor Geissert announced that this was the time and place for the public hearing continued from March 15, on the proposed transfer of Federal Revenue Sharing Funds from the Hollywood Riviera storm drain extension project to the Via Corona/Vista Largo projects.

The affidavit of publication was presented by Acting Deputy City Clerk Thompson, following which Councilman Applegate MOVED that it be received and filed. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

Mayor Geissert invited comments from the audience. There being no response, Councilman Applegate moved to close the public hearing. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

City Council
March 29, 1988

City Manager Jackson clarified that Council action on this agenda item should incorporate the actual appropriation of the subject funds and concur with the allocation of those funds as proposed.

MOTION: Councilman Wirth moved for the appropriation of funds as recommended. His motion was seconded by Councilman Walker, and carried by way of the following roll call vote.

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

NOES: Councilman Applegate.

Councilman Applegate advised for the record that his negative vote is because, in his opinion, the money should be left for the purpose for which it was intended, and the funding for the hillside should have come from a different source.

15c. DRAFT LOS ANGELES COUNTY HAZARDOUS WASTE MANAGEMENT PLAN:

Mayor Geissert announced that this was the time and place for a public hearing for purposes of review and comments on the Draft Los Angeles County Hazardous Waste Management Plan.

Proof of publication was provided by Acting Deputy City Clerk Thompson, and it was filed without objection.

Mr. David Yamahara, Assistant Division Engineer with the Waste Management Division of the County Department of Public Works, provided a formal presentation on the Draft Los Angeles County Hazardous Waste Management Plan [copies of which were included in the agenda packet on this item].

Mr. Yamahara's oral report, accompanied by slides, included an overview of the Plan itself, including --

City Council
March 29, 1988

- Analysis of all components of hazardous waste as generated in Los Angeles County.
- List of waste management priorities.
- Description of existing facilities which treat, handle, recycle and dispose of hazardous waste (including present capacity of each facility).
- Consideration of the need to manage waste generated by small businesses and the household.
- Development of siting criteria to identify general areas which may be suitable to site needed future facilities.
- A provision for safe transport of hazardous waste from where it is generated to sites where it can be safely managed.
- A list of inactive hazardous waste landfill disposal sites as well as contaminated sites.
- Description of how the County's hazardous materials emergency response program will work.

In conclusion, Mr. Yamahara advised that the Cities are required to take one of the following actions within 180 days after approval of the Los Angeles County Hazardous Waste Management Plan (CoHWMP) by the State Department of Health Services.

1. Incorporate applicable portions of the CoHWMP, by reference, into the City's General Plan; or
2. Adopt a city hazardous waste management plan which is consistent with the CoHWMP; or
3. Enact an ordinance which requires that all applicable zoning, subdivision, conditional use permit, and variance decisions are consistent with the applicable portions of the CoHWMP.

* * *

City Council
March 29, 1988

An analysis of the staff report [with the aid of transparencies] was presented by Senior Administrative Analyst John Karcic.

Staff's major objections to the Plan's contents were related by Mr. Karcic, and are recorded below as shown in the agenda material accompanying this item.

- 1.) The County staff used old (1982 or older) zoning information when considering potential areas for new hazardous waste management facilities. Many cities, including Torrance, have significantly changed the zoning in some areas. Furthermore, several cities have provided additional information about particular areas' suitability/non-suitability for hazardous waste management facilities. This information and current zoning information should be utilized by the County staff members creating the final version of Potentially Suitable Areas Map.
- 2.) The County is simply including in its list of "Inactive Hazardous Waste Sites" (Chapter 11 in the Plan) every property where hazardous wastes were once found or were suspected to be present. For many of those sites, recent investigation has proven no hazardous substances are present. Others have already been cleaned up under the auspices of the appropriate regulatory agency. Yet both types of properties remain on the County's lists. This should be corrected in the Final Proposed Plan.
- 3.) The County's plans for programs to help small businesses and households minimize and legally dispose of the hazardous waste they generate (see Chapter 12 in The Plan) are quite general and modest in nature. We believe the County should put more effort into developing programs in this area which are specific and viable enough to be implemented by the time the Final Proposed Plan is approved by the Board of Supervisors.

RECOMMENDATION:

The Building and Safety staff recommends that your Honorable Body adopt the above comments on the Draft Los Angeles County Hazardous Waste Management Plan and authorize the sending of a letter conveying said comments to the Los Angeles County Board of Supervisors.

City Council
March 29, 1988

At the conclusion of Mr. Karcic's presentation, Councilwoman Hardison commented on the importance of initiating an economically feasible plan for disposal of household hazardous materials.

After commenting that the issue of assistance to small businesses that use hazardous materials and that generate hazardous waste materials also must be addressed, Mayor Geissert invited input from the audience.

President of the Torrance League of Women Voters, Ms. Lola Unger, 3903 Bluff Street, agreed with the County's Plan, noting that it follows along with the State and County League of Women Voters guidelines.

The following League recommendations were offered by Ms. Unger for the City of Torrance --

- Support the establishment of hazardous waste minimization practices and that they be adequately funded.
- Ongoing public education and involvement.
- Establishment of a small quantity hazardous waste generator program.
- Actively participate in concerns surrounding the Mobil Oil refinery.

Ms. Armine Kundakjian, 2434 West 228th Street, Chairperson for Hazardous Waste Studies for the Torrance League of Women Voters, urged vigorous enforcement of existing laws and regulations pertaining to hazardous waste management, and concurred with the creation of a position in the Fire Department [Industrial Hygienist] to support such enforcement.

Introducing herself as a citizen concerned with the household hazardous waste problem, Ms. Connie Sullivan, 415 Camino de Encanto, expressed grave concerns regarding current household solid waste disposal practices and suggested that a hazard waste collection day be initiated by the City of Torrance.

City Council
March 29, 1988

The possibility of the County initiating a pilot program for this purpose was addressed by Mr. Yamahara, and the significant cost involved was again noted.

Fire Chief Adams responded to the inquiry of Councilman Mock regarding the City of Torrance initiating a hazardous waste pick-up system -- reiterating the substantial cost involved and noting liability and safety concerns for the participants, Chief Adams indicated his concurrence with the concept of a County plan.

Ms. Armine Kundakjian, 2434 West 220th Street, returned to urge that a year-round program, rather than a one-day-per-year collection program be considered.

Discussion then turned to the present actions of individual citizens in disposing of hazardous materials in a hidden or casual manner and the risks represented thereby to refuse truck operators and transfer station personnel.

It was recommended by Councilwoman Hardison that a concerted effort be initiated to educate citizens on what constitutes hazardous materials in the home. Along these lines, Mayor Geissert requested that the County provide the City of Torrance with copies of their pamphlet entitled TOXICS IN MY HOME for possible utilization in educating the citizens of this City.

During further discussion the viability of the Palos Verdes landfill site was seriously questioned as a hazardous waste transfer station, funding for the County's pilot program was touched upon, and the need for responsible handling of the problem was acknowledged.

Councilman Applegate then MOVED to close the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the recommendation of the Building and Safety Department, incorporating the additional concerns outlined in staff's presentation [see Page 16].

The motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

City Council
March 29, 1988

17. ADMINISTRATIVE MATTERS:

17a. OPPOSITION TO AB 4521:

RESOLUTION NO. 88-75

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REQUESTING OPPOSITION
TO ASSEMBLY BILL 4521 REQUIRING EARMARKING
OF ANY NEW OR INCREASED PERCENTAGE TO THE
TRANSIENT OCCUPANCY TAX AND TWO-THIRDS
VOTE REQUIREMENT FOR INCREASE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-75. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

17b. SALES TAX AUDIT AND SALES TAX REPORTS:

RECOMMENDATION:

The Finance Director and City Manager recommend that your Honorable Body adopt the following resolutions.

- Authorizing the Mayor to sign a contract with Municipal Resource Consultants to conduct an audit of the City's sales tax and provide needed analytical reports. The draft contract will be finalized in substantially the form presented.
- Designating Municipal Resource Consultants as the authorized City representative to examine sales and use tax records.

In addition it is recommended that \$2,500 be appropriated from the Contingency Reserve to pay for the remainder of this fiscal year.

RESOLUTION NO. 88-76

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AN AGREEMENT
BETWEEN THE CITY OF TORRANCE AND MUNICIPAL
RESOURCE CONSULTANTS FOR SALES TAX AUDIT
AND INFORMATION SERVICES

City Council
March 29, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-76. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

RESOLUTION NO. 88-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DESIGNATING A CITY CONSULTANT AS THE AUTHORIZED CITY REPRESENTATIVE TO EXAMINE SALES AND USE TAX RECORDS

MOTION: Councilman Nakano moved to adopt Resolution No. 88-77. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

MOTION: Councilman Applegate moved to appropriate \$2,500 from the Contingency Reserve to pay for the remainder of this fiscal year. This motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17c. APPROVAL OF CONTRACT FOR USER FEE STUDY:

RESOLUTION NO. 88-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND DAVID M. GRIFFITH AND ASSOCIATES LTD. FOR AN ANALYSIS OF USER FEES AND APPROPRIATING THE SUM OF \$29,000 FOR SAID SERVICES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-78. His motion was seconded by Councilman Mock.

Prior to roll call vote, Mr. Jim McEntyre, 3910 West 234th Place, Southwood Riviera Homeowners Association, requested that, prior to hiring an outside consultant as above indicated, the Council consider in-house resources, determine fee offset of consultant costs, and establish the actuality of a deficit.

City Manager Jackson and Revenue Administrator Murdoch responded to Mr. McEntyre's concerns by expanding upon staff's written material of record and recounting the justification for an independent, objective analysis as above recommended.

City Council
March 29, 1988

It was the request of Councilwoman Hardison that the Council be provided with a list of departments recommended for study as soon as available, and that departments contemplating an increase in fees be reviewed first. City Manager Jackson agreed.

Roll call vote on the above motion to adopt Resolution No. 88-78, was unanimously favorable.

17d. SUPPORT OF H.R. 3988:

RESOLUTION NO. 88-79

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REQUESTING SUPPORT OF
H.R. 3988 AUTHORIZING THE LINING OF
PORTIONS OF THE ALL AMERICAN CANAL AND
THE COACHELLA BRANCH

MOTION: Councilman Nakano moved to adopt Resolution No. 88-79. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17e. APPOINTMENT TO PRIVATE INDUSTRY COUNCIL POLICY BOARD:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council appoint a Council Representative to the PIC Policy Board.

MOTION: Councilman Wirth moved to appoint Councilwoman Hardison as a Council representative to the PIC Policy Board. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilman Wirth moved to appoint Councilman Mock to serve as alternate Council representative on the PIC Policy Board. This motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

City Council
March 29, 1988

17f. CONTRACT RE PROPOSED EL SEGUNDO POLICE MOTORCYCLE REPAIR PROGRAM:

RESOLUTION NO. 88-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT FOR MOTORCYCLE REPAIRS BY THE CITY OF TORRANCE FOR THE CITY OF EL SEGUNDO, AND AUTHORIZING THE MAYOR AND CLERK TO EXECUTE AND ATTEST

MOTION: Councilman Nakano moved to adopt Resolution No. 88-80. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

Councilwoman Hardison requested that the Building and Safety Department provide Council with an update on this program at the end of one year.

17g. PARKING REQUIREMENTS FOR FOOD AND BEVERAGE ESTABLISHMENTS ORDINANCE:

ORDINANCE NO. 3225

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 93.2.11 OF THE TORRANCE MUNICIPAL CODE DEALING WITH PARKING SPACES FOR FOOD AND BEVERAGE ESTABLISHMENTS

MOTION: Councilman Nakano moved to approve Ordinance No. 3225 at its first reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

17h. SCHEDULING OF BUDGET WORKSHOPS AND HEARINGS:

MOTION: Councilman Applegate moved to concur with the following dates for consideration of the City Manager's proposed budget for 1988-90.

Budget Workshops

Wednesday, June 8, 1988	5:00 p.m.
Thursday, June 9, 1988	5:00 p.m.
Monday, June 20, 1988	5:00 p.m. (only if necessary).

City Council
March 29, 1988

Public Hearings

Tuesday, June 14, 1988 7:00 p.m.
Tuesday, June 28, 1988 7:00 p.m.

This motion was seconded by Councilman Wirth, and it was so ordered without objection.

17i. EXECUTIVE SESSION:

See Pages 28-30.

20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT - To furnish Annual Photographic Supply Requirements for the Police Department.

Ref: Bid No. B88-12

Anticipated Expenditure: \$34,924.37, including tax.

RECOMMENDATION:

It is the recommendation of the Purchasing Division that your Honorable Body award an annual contract to the low responsible bidder, Imaging Products, Intl., of Encino, California in the total amount of \$34,924.37, including tax, with firm pricing for a period of six (6) months.

20b. COUNCIL AWARD OF CONTRACT: To Furnish Two (2) Transit-Type Coaches for Transporting Handicapped Passengers

Ref: Bid B87-81

Expenditure: \$99,503.38, including tax.

RECOMMENDATION:

The Transit Manager, Fleet Services Director, and the Purchasing Division recommend that your Honorable Body contract for the purchase of two (2) new transit-type coaches for transporting handicapped passengers to National Coach Corporation of Chino, California in the total amount of \$99,503.38, including tax.

City Council
March 29, 1988

20c. COUNCIL AUTHORIZATION: To sell various vehicles, trucks and equipment as listed below via Public Auction.

LISTING OF VEHICLES AND EQUIPMENT:

<u>YEAR</u>	<u>MAKE</u>	<u>TYPE</u>	<u>SERIAL#</u>	<u>LICENSE #</u>	<u>VEH.#</u>	<u>MILEAGE</u>	<u>COND.</u>
1978	Ply.	Volare	HL41H8F212421	E458987	7225	51811	Fair
1979	Ply.	Volare	H141H9B304351	E780264	7236	48335	Fair
1982	Ply.	Gran Fury	2P3BB26N3CR16 3690	E791987	7303	52353	T/C Frame Damage
1984	Ford	LTD	1FABP39M7EG24 5104	E455690	7324	91901	Fair
1984	Ford	LTD	1FABP39M4EG23 6585	E455691	7325	66130	Fair
1985	Ford	LTD	1FABP39M7FG22 7221	E478720	7328	46911	T/C Front end damage
1985	Ford	LTD	1FABP39M8FG22 7230	E478735	7338	52675	T/C Front end damage
1984	Chev.	Cit.	1G1AX68X7ET14 1411	E455653	7522	12648	Fair
1972	Dodge	1 T	D31BE2S569213	E599920	8513	17863	Fair
1975	Dodge	2 T	D61FG5J013905	E661604	8708	79180	Fair
1973	Dodge	2 T	D61EG3J013674	E619705	8727	77378	Fair
1973	Dodge	2 T	D61EG3J013675	E619739	8728	73348	Fair
1973	Int'l	2½T	10672CHA21781	E619742	8905	94373	Fair
1975	Dodge	2½T	D61FG5J012236	E663792	8923	52762	Fair

RECOMMENDATION:

It is recommended that Council authorize the sale of the above listed SURPLUS vehicles and equipment utilizing the services of a commercial auction outlet, "The Ken Porter Auction Company".

City Council
March 29, 1988

20d. REQUEST FOR COUNCIL AUTHORIZATION TO REVISE AWARD OF CONTRACTS FOR BID ITEMS 3, 3A AND 7 [March 15, 1988] -
Re: Purchase of new 1988 budget - replacement vehicles
Ref: Bid No. B88-10
Expenditure Adjustment + \$1,627.83
Total Revised Expenditure: \$406,841.17.

RECOMMENDATION:

It is recommended that Council authorize a REAWARD of bid items 3, 3A and 7 [from Agenda Item 20d, March 15, 1988 City Council meeting], as follows:

1. Award of items 3 and 3A to MARTIN CHEVROLET of Torrance in the amount of \$45,565, including tax.
2. Award of item 7 to REYNOLDS BUICK GMC, of West Covina in the total amount of \$28,755, including tax.

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

* * *

At 9:15 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 9:16 p.m., but remaining in joint session for purposes of a joint executive session held later in the meeting [see Pages 28-30].

* * *

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson called the Council's attention to the June through December, 1987, Investment Report provided to the Council as an INFORMATION ITEM from the City Treasurer.

City Council
March 29, 1988

22b. Acting Deputy City Clerk Thompson requested that the Council establish May 3, 1988, 5:30 p.m., to fill vacancies on the Planning Commission and Senior Citizens Council. There were no objections and it was so ordered.

22c. Councilman Applegate suggested that consideration be given to scheduling the City's large item pick-up service one month later than has been the practice in the past. Staff will submit a report regarding scheduling considerations and constraints.

22d. Councilwoman Hardison voiced concerns regarding some overbuilding on R-1 lots in the City and asked that, with her colleagues' concurrence, Planning staff generate a report addressing options not currently established in the Code [such as revised height limits] which could trigger Conditional Use Permit review.

Comments and suggestions were offered by individual Councilmembers who expressed general concurrence with Mrs. Hardison's above remarks, with concerns expressed in the areas of proper notification, should this matter reach a point of creating nonconforming properties, and the desire not to open "Pandora's Box" where R-1 properties are concerned.

It was the ultimate general consensus that a discussion paper, including recommendations, should be developed by Planning staff and submitted to the Council as an information item.

22e. Councilman Nakano commented on the recent aircraft accident out of the Torrance Airport and requested that, if possible, flights be spot checked when the tower is not in operation. Airport Manager Cagaanan concurred that observations could be made by the duty man, recorded in the log, and compiled into a survey for Council perusal.

The Airport Manager also responded to Councilman Nakano's inquiries regarding the frequency of curfew violations, by describing the method of identification and reporting in practice.

Councilman Nakano then commended Police, Fire and other City personnel for their excellent handling of this situation. Airport Manager Cagaanan noted particularly the commendable actions of Operations Chief, Roy Fujiwara, and advised that a report regarding the cause of the engine failure should be ready in approximately three weeks.

City Council
March 29, 1988

22f. Councilman Nakano expressed appreciation to staff for the report on hydrofluoric acid at Mobil Oil and requested that the Safety Audit include measures to be taken in the event of an earthquake.

22g. Councilman Wirth noted his concerns that the aircraft involved in Sunday's crash was a curfew violator and questioned the possibility of controlling access to runways, etc. in an effort to curb the curfew violations. The current practices and various possibilities currently being reviewed in the overall airport program were outlined by the Airport Manager.

22h. Councilman Wirth offered congratulations and a vote of sincere appreciation to Councilman Walker for his representation of the City of Torrance and the entire South Bay as a member of the Water Quality Control Board. Mr. Walker's efforts and accomplishments regarding the problem of leakage from the Mobil Refinery were lauded by Councilman Wirth.

22i. Councilman Wirth noted that the City recently received a petition from residents requesting a sound barrier for traffic noise along a section of Pacific Coast Highway. Mr. Wirth reminded the Council of similar requests in the past from residents to the west of Hawthorne Boulevard across from Old Towne Mall.

Staff will provide an update and analysis of comparative locations.

22j. Mayor Geissert acknowledged with gratitude, the outcome of the recent airplane crash, deeming it miraculous that there were no serious injuries.

Airport Manager Cagaanan acknowledged the invaluable assistance afforded by members of Street Maintenance Superintendent Garcia's department, who were at the site.

22k. Mr. Edward Wooley, 23207 Ocean Avenue, Vice President of the Southwood Riviera Homeowners Association, expressed concerns regarding Airport operations in the areas of --

- Administrative enforcement
- Flight pattern safety

City Council
March 29, 1988

- Curfew
- Noise
- Environmental impacts
- Economics.

Mr. Wooley suggested that a Council Committee be formed to investigate, with the aid of public hearings, the operation and administration of the Torrance Airport. Specifics as a result of the investigation, such as how safety is to be improved and how many fines and enforcement actions have been taken, were requested by this speaker, as was consideration of an increase in fees.

Mayor Geissert and City Manager Jackson responded to concerns voiced, calling attention to reports generated on a regular basis which can be made available to the Homeowners Association, and also noting the Council's recent approval of a user fee survey in the City, which would include the Airport.

Mr. Wooley then recommended that the City attempt to get the grant deed amended to allow use of the property for other than Airport purposes. The extreme unlikelihood of such an eventuality was explained by Councilman Wirth, who related information imparted at a recent National League of Cities meeting.

221. Mr. Charles Hedder, 5107 Alliene Street, requested, and received from Airport Manager Cagaanan, clarification regarding the prescribed flight pattern from runway 29R as it relates to the residential area west of Hawthorne Boulevard.

The Council now returned to --

17i. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in joint session [see Page 25], Mayor/Chairwoman Geissert read the following statement into the record.

The City Council will now recess to closed session to 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)

City Council
March 29, 1988

The City Council will also confer with the City Attorney regarding current litigation entitled Benjamin Hitchens v. City of Torrance, Los Angeles Superior Court Case No. SWC 82522. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

The City Council will receive advice from 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 and the Redevelopment Agency will confer with the City Attorney/Agency Counsel in order to receive advice regarding potential litigation with Mobil Oil Company arising from the subsurface contamination under the Mobil Oil Refinery and land adjacent to it as well as 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 City Council will confer with the City Manager and/or 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 confer with the City Manager regarding renegotiation of the lease for city-owned airport property leased to Specialty Restaurants which is occupied by Doolittle's Raiders. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City 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.

Councilman Walker announced his intent to ABSTAIN from consideration of the Mobil Oil matter. He subsequently absented himself from the meeting room during discussion of that item.

City Council
March 29, 1988

At 10:15 p.m., Mayor Geissert called a brief recess which was followed immediately by the joint executive session announced above.

At 11:30 p.m., Councilman Walker returned to the Chambers and subsequently departed for the evening.

At 11:46 p.m., the remaining members of the City Council/Redevelopment Agency returned and the following Council-related action was taken.

RESOLUTION NO. 88-81

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

MOTION: Councilman Nakano moved to adopt Resolution No. 88-81. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

At 11:47 p.m., the meeting of the Council and Redevelopment Agency was formally adjourned to Tuesday, April 5, 1988, at 5:30 p.m.

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
March 29, 1988