

I N D E X

Torrance City Council - April 26, 1988

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23. ADJOURNMENT:

Adjournment was at 12:09 a.m. [April 27] to
Tuesday, May 3, 1988, at 5:30 p.m.

#

Peggy Laverty
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, April 26, 1988, at 7:07 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:

Mr. Joe Megerdichian led in the salute to the flag.

The invocation for the meeting was provided by Pastor Charles Bullock, Torrance Church of the Nazarene.

4. APPROVAL OF MINUTES/MOTION TO WAIVE FURTHER READING:

MOTION: Councilman Applegate moved to adopt the City Council minutes of March 29, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmem-

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ber the 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. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

6. WITHDRAWN OR DEFERRED AGENDA ITEMS:

Item 13a. APPEAL OF SIGN CASE S72-5, Ronald Moran Cadillac and Moran Daihatsu:

Requested Continuance to May 10, 1988, 7:00 p.m. [per supplementary agenda material]. There being no objection from the Council, it was so ordered.

7. COUNCIL COMMITTEE MEETINGS:

Employee Relations and Department Organization
Tuesday, May 10, 1988 - 5:30 p.m.
Subject: Transit Reorganization - Communication Workers.

8. COMMUNITY MATTERS:

8a. RECOGNITION OF SOUTH BAY LAPIDARY AND MINERAL SOCIETY:

RESOLUTION NO. 88-100

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING THE SOUTH BAY
LAPIDARY AND MINERAL SOCIETY IN RECOGNITION
OF ITS FORTIETH ANNIVERSARY AND FOR ITS
SERVICE TO THE COMMUNITY

MOTION: Councilman Nakano moved to adopt Resolution No. 88-100. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

This resolution was accepted with appreciation by Ms. Phyllis Miller of the South Bay Lapidary and Mineral Society.

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8b. RECOGNITION OF MISS TORRANCES OF 1987 AND 1988:

Mayor Geissert presented a plaque to Monique Megerdichian, Miss Torrance of 1987, in recognition of her gracious representation of the City during this past year.

Miss Torrance of 1988, Renee Kenneth, was likewise honored by being presented with a plaque by the Mayor, and she was wished great success as the currently reigning Miss Torrance.

There was appreciative acceptance by both of these young ladies.

Considered next out of order --

21. ADDENDUM MATTERS:

21a. RECOGNITION OF GROUP STUDY EXCHANGE TEAM FROM INDIA:

Mr. Peter Pettler, a representative of the Del Amo Rotary Club, Rotary District 528, introduced the following members of the Group Study Exchange Team from India:

Dr. Ajait Kamlani, Team Leader

Sushila Kamlani

Dr. Indumati Nair

Rochelle D'Souza

Shubhada Moghe

Usha Mejhani.

Mayor Geissert presented plaques to each member of the Study Team. There was grateful acceptance by the visitors.

8c. PROCLAMATION proclaiming the month of May as "Better Hearing and Speech Month."

SO PROCLAIMED by Mayor Pro Tem Walker. This proclamation was accepted with appreciation by Ms. Maureen Johnston.

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- 8d. PROCLAMATION proclaiming Friday, April 29, 1988, as
"Southern California National Association of
Telecommunication Officers and Advisors Day."

SO PROCLAIMED by Mayor Pro Tem Walker and accepted with
appreciation by Cable TV Administrator Warren Carter.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. COUNCIL AWARD OF CONTRACT for the Renovation of 36
Airplane T-Hangars at the Torrance Municipal
Airport
Ref: Bid No. B88-13
Expenditure: \$171,831.00.

RECOMMENDATION:

The General Services and Transportation Departments
recommend that your Honorable Body authorize the award
of contract for the renovation of thirty-six (36)
T-hangars at the Torrance Municipal Airport to the
low responsible bidder, BAY OAK GENERAL CONTRACTORS,
of Torrance, California, in the amount of \$171,831.00.

MOTION: Councilman Wirth moved to concur with the
above stated staff recommendation on Agenda Item 10a. His mo-
tion, seconded by Councilwoman Hardison, carried unanimously by
roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. SIGN APPEAL CASE S72-5, RONALD MORAN CADILLAC AND
MORAN DAIHATSU:

Continued to May 10, 1988 - see Page 2.

- 13b. APPEAL OF SIGN CASE S81-35, FAB INDUSTRIES/SKYPARK
OFFICE CENTER:

Councilman Applegate announced that he would abstain
from consideration of this matter, and subsequently departed from
the Council Chambers.

Staff presentation was provided by Environmental
Quality Officer Linda Cessna, who described background informa-
tion which led to denial by the Environmental Quality and Energy
Conservation Commission of the proponent's request for two res-

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restaurant ground signs proposed for the perimeter landscaped area of Skypark Office Center [one sign for T.G.I.F. and one for The Olive Garden].

The following recommendations were noted by Ms. Cessna.

RECOMMENDATION - ENVIRONMENTAL QUALITY COMMISSION:

The Commission recommends denial of this request. The Skypark center is a showcase development that has required considerable staff review and work to obtain the best planning for architectural, landscaping and sign design. The sign program approved by the developer, City staff and the Commission will maintain the aesthetic quality of the development. Prior approval of canopy wall signs for the restaurants, and center identification signs will suffice to identify the location of the two restaurants.

RECOMMENDATION - BUILDING AND SAFETY AND PLANNING DEPARTMENTS:

Staff concurs with the Commission recommendation.

Staff then responded to Council inquiries and requests for expanded clarification and historical data on the Skypark development, following which Mayor Geissert invited the proponent's representative to address the Council.

Representing Bayco Financial Corporation was Mr. Dick Huddleson, 24050 Madison Street, who identified the cause of on-going problems experienced by the two restaurants under consideration to be lack of appropriate signage.

While acknowledging the developers' commitment [at the time the project was originally conceived] to prohibit signs on the perimeter, Mr. Huddleson pointed out that these restaurants do not, as was earlier intended, serve the tenants of Skypark exclusively, and the signs are imperative for their success.

Mr. Robert Cohen, 24050 Madison, proponent, noted the many changing concepts in the intervening years since Skypark was originally designed, and stressed the need for the signs as requested. Mr. Cohen deemed the proposed signs to be aesthetically

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pleasing; noted that they will be built into the perimeter landscape mound; and expressed his opinion that they will improve problems of traffic congestion. Approval was requested.

Mr. Frank Rizzardi, 23544 Carlow Road, pointed out that the original intent was to keep this area devoid of signs and, in his opinion, signs should not be allowed along that portion of Hawthorne Boulevard.

Council discussion then ensued.

There was general acknowledgment of the changes in Skypark's original concept from restaurants which would serve only Skypark tenants to full service restaurants for the general public, and also that the proposed signs, while unobtrusive, would eliminate confusion by providing needed direction, and would ensure the success of these major restaurants.

MOTION: Councilman Walker moved to grant the appeal on S81-35, FAB Industries, and to allow the requested signs. His motion was seconded by Councilman Wirth.

Prior to roll call vote, Mayor Geissert noted her strong opinion that the signage along this portion of Hawthorne Boulevard should be limited to these two signs.

Roll call vote on the motion to grant the appeal was unanimously favorable [Councilman Applegate ABSTAINED].

* * *

Councilman Applegate returned to the Council Chambers at this time.

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13c. AWARD OF CONTRACT - Expansive Soil Investigation for
 Southwood Riviera Area of Torrance:

RESOLUTION NO. 88-101

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING A CONTRACT
BETWEEN THE CITY OF TORRANCE AND AMERICAN
GEOTECHNICAL TO PROVIDE AN EXPANSIVE SOIL
INVESTIGATION FOR THE SOUTHWOOD RIVIERA
AREA OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-101. His motion was seconded by Councilman Walker.

Prior to roll call vote on the motion, elaboration on
staff's written material setting forth benefits to be realized by
residents, as well as the City, was provided by Building and
Safety Director Grippo. Affirmation of the overall positive
aspects of the proposed action was provided by City Attorney
Remelmeyer.

Audience input was then invited by the Mayor.

Mr. Joe Arciuch, 23521 Kathryn Avenue, requested and
received from the Building and Safety Director information
regarding the parameters of the subject study and its impact on
residents of the area. A photograph of the rear yard of his
property which illustrated existing problems was shown [but not
submitted] to the Council by Mr. Arciuch.

The City Attorney, in response to Councilman Mock, fur-
ther expanded on the City's position in this matter.

Next to speak from the audience was Mr. Frank Rizzardi,
23544 Carlow Road, acting as a representative of the Southwood
Riviera Homeowners Association, and Chairman of their Soil Sub-
committee. Mr. Rizzardi indicated support of the subject resolu-
tion.

Roll call vote to adopt Resolution No. 88-101 was unan-
imously favorable.

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15. HEARINGS:

15a. CUP 87-65: J.D.S. DEVELOPMENT (SUBWAY SANDWICHES AND SALADS):

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant appeal of a Planning Commission denial of a Conditional Use Permit to allow the operation of a take-out restaurant in an existing commercial center in the C-2 zone on the northeast corner of Del Amo Boulevard and Anza Avenue at 20206 Anza Avenue. CUP 87-65: J.D.S. DEVELOPMENT (SUBWAY SANDWICHES AND SALADS).

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

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

Mayor Geissert then invited the proponent to speak.

Ms. Sande Weit, 2419 Lanterman Terrace, Los Angeles, who identified herself as the new owner of the center, pointed out the following elements in concert with the City's requests and Code requirements --

- Zoning is correct;
- Parking required for take-out is correct;
- Subway does no cooking; and
- There is no seating in the establishment.

This speaker called attention to a petition containing some 259 signatures in support of her proposal, as well as signed statements from residents immediately behind this establishment indicating that they do not object to this operation [documents of official record].

Ms. Weit was then provided with a copy of a letter of opposition [signed by Ms. Barbara Feuerstein, 20020 Donora Avenue]. After reviewing this correspondence, Ms. Weit restated her point of view and requested favorable Council action.

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A resident of 4830 Carmelynn, Mr. Ross Segroves, related problems with trash accumulating outside his residence which he attributed to the existence of fast food establishments in this area.

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

The problems represented by school students gathering in the subject area to eat lunch and after school hours were acknowledged by Councilman Applegate, and were noted to include:

- congregating in the parking lot and on nearby properties while eating;
- compounding of traffic and parking problems;
- increased trash and littering;
- the proliferation of such "congregating points" in this immediate area;
- excessive noise; etc.

Based on the above, Councilman Applegate offered the following --

MOTION: Councilman Applegate moved to concur with the Planning Commission and the Planning Department to DENY the appeal and DENY the project on CUP 87-65, J.D.S. DEVELOPMENT (SUBWAY SANDWICHES AND SALADS).

The motion was seconded by Councilman Mock.

Councilman Walker spoke in favor of the subject request, noting that the proposed hours of operation are reasonable; support of the project was indicated by a number of nearby residents [per signatures on a petition]; there will be no cooking on the premises; etc.

A SUBSTITUTE MOTION was then offered by Councilman Walker to grant the appeal on CUP 87-65 and approve the project. This motion DIED FOR LACK OF A SECOND.

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The possibility of limiting the CUP to one year, with an administrative review at the end of that time, was suggested by Mayor Geissert. The pros and cons of such action, as well as the procedure for implementing same were discussed at some length, as were the parameters of possible alternative approaches open to the Council.

The significant number of high school students who patronize a Subway Sandwiches establishment located in another area of the City was observed during the Council's discussion, and, following affirmation by City Attorney Remelmeyer that imposing a time limitation on the CUP is a permissible technique, Mayor Geissert inquired as to the proponent's willingness to accept such a condition indicating a one-year time frame.

In order to permit a response from the proponent in this regard, Councilman Wirth MOVED to reopen the hearing. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

Mr. Steve Mentle(?), 1285 San Gabriel Avenue, Azusa, [representing Subway Sandwiches] advised that a one-year time limitation subject to renewal at the end of that time, would NOT be acceptable because of the substantial monetary investment required of the franchisee.

The center owner, Ms. Weit, returned and noted her desire to have Subway Sandwiches as a tenant, but expressed her concurrence, under the circumstances, with the above statement of their representative.

Councilman Applegate then MOVED to reclose the hearing. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

The motion for DENIAL carried by way of the following roll call vote:

AYES: Councilmembers Applegate, Hardison [reluctant], Mock, Nakano, Wirth and Mayor Geissert [reluctant].

NOES: Councilman Walker.

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Mayor Geissert indicated her preference for a one-year time limitation, with a renewal at the end of that time if there were no problems.

Councilwoman Hardison had indicated that her concerns did not lie with this specific application, but rather with any possible future tenants should Submarine Sandwiches not be successful at this location.

Considered next, out of order --

17. ADMINISTRATIVE MATTERS:

17c. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record:

The City Council will now recess to closed session to confer with the City Manager and/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.

At 9:00 p.m., Mayor Geissert called a brief recess, immediately following which the Council convened in executive session for the above stated reason. The Council returned at 9:30 p.m., to resume its regular agenda order.

15b. CUP 87-9, (EA 87-2): THOMAS K. FITZPATRICK (HAMPTON INN):

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant appeal of a Planning Commission denial of a Conditional Use Permit to allow the construction of a five-story, 134 room hotel in the C-5 zone on property located on the southeast corner of Los Codona and 238th Street. CUP 87-9, (EA 87-2): THOMAS K. FITZPATRICK (HAMPTON INN).

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

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

Mayor Geissert then invited the proponent to speak.

Mr. Tom Fitzpatrick, 4111 Paseo de las Tortugas, provided a brief history of the site and the progressive considerations which culminated in his submittal of the subject proposal, a use which he believes to be the most appropriate for this site.

Mr. Larry Lazelle(?), 6742 West 86th Place, representing the Hampton Inn, a subsidiary of the Holiday Corporation, described in depth [with the aid of slides] the limited facilities concept which is proposed for the subject property and its relationship to the surrounding areas.

The applicant, Mr. Fitzpatrick, returned to conclude their slide presentation and noted his opinion that the proposed hotel would be an ideal buffer between the existing commercial. This speaker addressed issues such as height, parking, traffic, landscaping, etc. and requested favorable Council consideration of the subject request.

Mr. Brian Hannon, 3910 West 234th Street, outlined his reasons for opposing the subject project, which included height, traffic, and overall incompatibility with surrounding area.

Support for the subject hotel at this location was voiced by Ms. Hilda Lotzer, 23930 Ocean Avenue.

Mr. Gwan Rhee, 23634 Ladeene Avenue, advised that his primary concern is traffic and noted his opinion that a hotel is not an appropriate use for this area.

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

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Deeming this the wrong project for this location, Councilman Walker offered the following --

MOTION: Councilman Walker moved to deny the appeal and deny the application on CUP 87-9, THOMAS K. FITZPATRICK (HAMPTON INN). His motion was seconded by Councilman Nakano.

Traffic and the larger concern of incompatibility of a hotel with existing land use [particularly residential] were noted by Councilwoman Hardison as major negative considerations.

Mayor Geissert indicated that her concerns include height as it would impact the nearby residential neighborhood and also as it would relate to the Airport flight pattern, etc. Density and traffic were also referenced by the Mayor as matters of serious concern.

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

17. ADMINISTRATIVE MATTERS:

17a. SUPPORT OF PROPOSITION 70, THE CALIFORNIA WILDLIFE, COASTAL AND PARK LAND BOND ACT:

RESOLUTION NO. 88-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA SUPPORTING THE CALIFORNIA WILDLIFE, COASTAL AND PARK LAND CONSERVATION ACT OF 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-102. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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17b. SELECTION OF ARCHITECT FOR THEATER/CULTURAL ARTS
COMPLEX:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council:

1. Concur with the recommendation of the architectural selection committee and authorize staff to negotiate a contract for architectural services for The James R. Armstrong Theatre and the Community Recreation and Cultural Arts Complex with The Blurock Partnership;
2. Authorize the City Manager to solicit Requests for Proposal for a Project Manager.

Management Programs Administrator Phil Tilden provided a brief staff review of this agenda item and presented staff's recommendation as above stated.

Formal presentations were then provided by the two architectural firms under consideration for design of The James R. Armstrong Theatre and the Community Recreation and Cultural Arts Complex for the City of Torrance.

*

The first firm considered was:

Liebhardt, Weston, & Associates, AIA
La Jolla, California

Representing this firm were:

Mr. Gene Weston, Principal
Mr. Robert Botten, Project Manager
Mr. Paul Landry, Theater Architect
Mr. Ron McKay, Acoustical Engineer

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Mr. Larry Jergenson, Theater Director for Mira Costa College, a facility designed by Liebhardt, Weston, also addressed the Council.

* * *

The second firm to make a presentation to the Council was:

The Blurock Partnership
Architects and Planners
Newport Beach, California

Representing this firm were:

Mr. Allen Smith, Principal

Mr. John VonSzeliski, Theater Architect

Each of the above noted formal presentations was followed by a question and answer period wherein clarification to questions and concerns of individual Councilmembers was provided.

Action was ultimately taken as is indicated below.

MOTION: Councilman Walker moved to approve Liebhardt, Weston & Associates. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with staff's recommendation [#2] relative to the Project Manager. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

17c. EXECUTIVE SESSION:

See Page 11 for Council consideration of one item on the executive session agenda for this meeting. The balance of the executive session items were canceled because of the lateness of the hour [see Page 19].

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20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT CHANGE: To provide all equipment, materials and labor required to completely remove additional City trees and/or stumps.
Ref. Bid No. B87-78
Anticipated Additional Expenditure: \$20,250.00.

RECOMMENDATION:

The Street Department and Purchasing Division recommend that your Honorable Body authorize a contract change to our existing contract with Parker Tree Service, Inc. of Torrance, California to remove 125 additional City trees and/or tree stumps in the anticipated additional amount of \$20,250.00.

- 20b. COUNCIL AWARD OF ANNUAL CONTRACT - Re: Furnishing of various custodial supplies
Ref: Bid No. B88-21
Anticipated Annual Expenditure: \$93,649.49 including tax.

RECOMMENDATION

It is, therefore, recommended that Council award the following annual contract for the required bid items. In each case the award will be to the low responsible bidder.

1. It is recommended that Council award an annual contract to the Unisource Company of Commerce, CA for bid items: 15, 48 & 57 in the total amount of \$25,890.15, including tax.
2. It is recommended that Council award an annual contract to the National Sanitary Supply Company of Los Angeles, CA for bid items: 27, 28 & 33 in the total amount of \$2,427.90, including tax.
3. It is recommended that Council award an annual contract to the Zellerbach Paper Company of Los Angeles, CA for bid items: 19 & 37 in the total amount of \$380.42, including tax.
4. It is recommended that Council award an annual contract to the Waxie/Kleen Corporation of Santa Ana, CA for bid items: 2, 4, 5, 6, 7, 10, 13, 21, 23, 31, 32, 35, 36, 44, 45, 46, 47, 55 & 56 in the total amount of \$12,094.67, including tax.

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* * *

At 11:58 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. At 11:59 p.m., the regular City Council agenda order was resumed; however, the Council/Agency remained in joint session for purposes of a joint executive session to be held later in the meeting. [That executive session was ultimately canceled because of the lateness of the hour].

* * *

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate announced the annual Armed Forces Day Parade and events to be held Saturday, May 21, 1988.

22b. Councilwoman Hardison noted the on-going problems with the 7-Eleven, pizza, and liquor stores at Anza and Del Amo Boulevards [see Agenda Item 15a, Pages 8-11 of these minutes]. Mrs. Hardison requested that staff contact the owners of these businesses regarding the need to properly maintain the area and also contact the principal of West High School in an attempt to secure the cooperation of students.

22c. Councilwoman Hardison clarified that remarks made by her during consideration of CUP 87-48, on April 19, were not in any way intended to be critical of staff.

22d. Councilman Wirth requested that staff provide a response to a resident's request of some months ago for extension of median landscaping on Calle Mayor.

22e. Mayor Geissert reported on the recent very successful Bunka Sai Festival.

22f. Mayor Geissert noted the recent passage of SB 1009 regarding redress to Japanese-Americans who were interned during World War II. It was the Mayor's request that this matter be returned as a regular agenda item so that the Council might indicate its stand in support of this legislation.

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22g. Director of Transportation Horkay announced that the City's Bicycle Rodeo, which was rained out on April 22, has been rescheduled for Saturday, April 30, 1988, at Victor Elementary School.

The Council now returned to --

17c. EXECUTIVE SESSION:

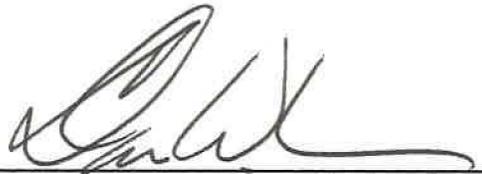
See Page 11 for Council consideration of one item on the executive session for this meeting.

Due to the lateness of the hour, it was the consensus of the City Council/Redevelopment Agency that the remainder of the Executive Session items scheduled for this meeting be postponed for one week.

23. ADJOURNMENT:

At 12:09 a.m. [Wednesday, April 27, 1988] the April 26, 1988, meetings of the City Council/Redevelopment Agency of the City of Torrance were formally adjourned to Tuesday, May 3, 1988, 5:30 p.m.

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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