

I N D E X

Torrance City Council - May 10, 1988

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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, May 10, 1988, at 7:06 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, Deputy City Clerk Hong, and Staff representatives.

3. FLAG SALUTE/INVOCATION:

Andrew Fisher, a member of Boy Scout Troop 310, led in the salute to the flag.

The invocation for the meeting was provided by Father Jose L. Martinez, Nativity Catholic Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of April 12, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison abstained as she was not present for the greater portion of the April 12 meeting).

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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 Councilmember 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, seconded by Councilman Mock, was unanimously approved by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Employee Relations and Department Organization  
Committee  
Met this date, 5:30 p.m.  
Subject: Transportation/Garage Communi-  
cations Operations

Report forthcoming.

Taken out of order at this time --

22a. Councilman Applegate provided scheduling details for the City's 29th Annual Armed Forces Day celebration to be held on Saturday, May 21, 1988. Mr. Applegate also noted that General Joseph T. Palastra, Jr., Commander in Chief, Forces Command, United States Army, will serve as Grand Marshal of the Parade.

22b. At the invitation of Mayor Geissert, Ms. Jolene Combs, an instructor in Journalism at El Camino College, introduced members of her class who were "on assignment" at this meeting.

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8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming the month of May as "Older Americans Month."

SO PROCLAIMED by Mayor Geissert and accepted by Ms. Betsey Matthews, Chairwoman of the Senior Citizens Council.

8b. RECOGNITION OF HOWARD GENDALL:

RECOMMENDATION:

The Senior Citizens Council recommends, and the Park and Recreation Director concurs, that your Honorable Body recognize Mr. Howard Gendall as Older American for 1988, and present him with an appropriately inscribed plaque.

In accordance with the above recommendation, Mayor Geissert presented a plaque to Mr. Howard Gendall, recognizing him as the recipient of the Older American Award for 1988.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. FY 1988-89 SUBREGIONAL PARATRANSIT GRANT APPLICATION:

RESOLUTION NO. 88-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN APPLICATION WITH THE LOS ANGELES COUNTY TRANSPORTATION COMMISSION FOR FY 1988-89 PROPOSITION A DISCRETIONARY INCENTIVE FUNDS UNDER THE SUBREGIONAL PARATRANSIT GRANT PROGRAM

MOTION: Councilman Nakano moved to adopt Resolution No. 88-107. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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10b. LICENSE AGREEMENT WITH MOBIL OIL - ADDITIONAL  
GROUNDWATER MONITORING WELLS:

RESOLUTION NO. 88-108

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE EXECUTION  
OF THAT CERTAIN LICENSE AGREEMENT DATED  
MAY 10, 1988, BETWEEN THE CITY OF TORRANCE  
AND MOBIL OIL CORPORATION PERMITTING THE  
INSTALLATION OF THREE ADDITIONAL MONITORING  
WELLS IN CITY STREETS AND ON CITY PROPERTY

MOTION: Councilman Nakano moved to adopt Resolution  
No. 88-108. His motion was seconded by Councilwoman Hardison and  
carried unanimously by roll call vote (Councilman Walker  
ABSTAINED).

11. POLICE AND FIRE MATTERS:

11a. PROPOSED NEW SECTION FOR PARKING IN EXCESS OF SEVENTY-  
TWO (72) HOURS:

ORDINANCE NO. 3226

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING SECTION 61.6.4  
OF THE TORRANCE MUNICIPAL CODE TO PROHIBIT  
PARKING OF VEHICLES ON CITY STREETS IN  
EXCESS OF 72 HOURS; AND DELETING CERTAIN  
PROVISIONS THEREFROM RELATING TO ABANDONMENT  
AND DISMANTLING OF VEHICLES ON CITY STREETS

MOTION: Councilman Nakano moved to approve Ordinance  
No. 3226 at its first reading. His motion was seconded by Coun-  
cilwoman Hardison.

Prior to roll call vote on the motion, Police Chief  
Nash provided clarification regarding specifics of the ordinance  
involving citing, enforcement, bail schedules, etc.

Roll call vote approving the first reading of Ordinance  
No. 3226 was unanimously favorable.

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15.           HEARINGS:

15a.           CUP 88-3, D 88-2: JOHN JONES:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of a Planning Commission approval of a Conditional Use Permit and Division of Lot to allow the construction of a two-unit condominium in the R-3 zone at 2104 Santa Fe Avenue. CUP 88-3, D 88-2: JOHN JONES.

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

During the staff presentation on this item, Principal Planner Gibson advised the Council that the applicant has submitted modified plans deleting the spa and providing an additional guest parking space. Mr. Gibson noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the request.

The proponent was present but indicated that he had nothing to add to the written documentation on the case.

There being no one 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.

During the ensuing Council discussion, the outstanding design of this project [after the plan was revised to include an additional guest parking space in lieu of the previously proposed common spa area] was acknowledged. It was suggested that staff encourage this approach in similar situations where feasible.

MOTION: Councilman Wirth moved for denial of the appeal and approval of the project [revised plan] on CUP 88-3 AND D 88-2, JOHN JONES. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

It was clarified by Planning Director Ferren that the resolution covering this project references the revised plan as above approved by Council.

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RESOLUTION NO. 88-109

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE, CALIFORNIA, APPROVING  
A CONDITIONAL USE PERMIT TO ALLOW THE  
CONSTRUCTION OF A TWO-UNIT CONDOMINIUM  
IN THE R-3 ZONE ON PROPERTY LOCATED AT  
2104 SANTA FE AVENUE  
CUP 88-3: JOHN JONES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-109. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

15b. ALLOCATION OF FEDERAL REVENUE SHARING FUNDS IN CITY'S  
CAPITAL BUDGET FOR 1987-88:

RECOMMENDATION:

It is the recommendation of the Council Committee on Finance and Governmental Operations that the Council adopt the portion of the 1987-88 Capital Improvement Budget that is funded by Federal Revenue Sharing Funds.

Mayor Geissert announced that this was the time and place for the public hearing on the proposed use of Federal Revenue Sharing Funds for the 1988 fiscal year.

Deputy City Clerk Hong presented the affidavit of publication for this matter, whereupon Councilman Applegate MOVED to receive and file said affidavit. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

There being no one present who wished to speak on this agenda item, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the Council's Committee on Finance and Governmental Operations. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

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17. ADMINISTRATIVE MATTERS:

17a. COUNCIL COMMITTEE RECOMMENDATION RE SELECTION OF AUDITORS/CAPITAL IMPROVEMENTS BUDGET FY 1987-88/METHOD OF FINANCING:

The report of the Council Finance and Governmental Operations Committee was provided by its Chairman, Councilman Nakano, who noted the following --

RECOMMENDATION:

It is the recommendation of the Council Finance and Governmental Operations Committee that the Council as a whole:

- 1) Approve the Selection of the City Auditors
- 2) Approve the City Manager's Capital Budget for 1987-88.
- 3) Consider the funding for the fiscal year 1987-88 equipment purchases in the amount of \$599,000 with the following options as recommended by the individual Council Committee Members:

**Councilman Wirth** - favors proceeding with the use of a line of credit financing mechanism as recommended by staff and discussed in detail in the agenda material presented to the Committee.

**Councilman Nakano** - requests that both methods of financing capital equipment be brought before the full Council for further discussion, and that the Council as a whole make a decision as to the optimum method.

**Councilman Applegate** - recommends that the Council approve the lease purchase method of financing to assure the City of a "locked - in" interest rate for the life of the lease.

It is the Councilman's belief that in all likelihood, interest rates will rise during the life of the lease. If this happens, it would result in an increase in both the interest rate for the line of credit and for the lease purchase. Even though the Council could take action to roll the line of credit into a lease purchase if interest rates should rise, the Councilman believes that the rate available at that time would be higher than the rate available now.

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Alternatively, if the Council prefers the line of credit method of financing, Councilman Applegate recommends that a provision be made to roll the line of credit into a lease purchase when, or if the line of credit variable rate exceeds 7%.

Council action is reflected below.

RECOMMENDATION 1) --

MOTION: Councilman Applegate moved to concur with the Committee's recommendation regarding selection of City auditors [Peat, Marwick, Main and Company, Certified Public Accountants]. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

RECOMMENDATION 2) --

MOTION: Councilman Applegate moved to approve the City Manager's Capital Budget for 1987-88. This motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

RECOMMENDATION 3) --

Finance Director Giordano expanded on the alternative forms of financing presented for Council consideration under Recommendation 3), i.e. Lease Purchase or Line of Credit. Ms. Giordano explained that both methods are viable and she detailed the significant aspects of each approach.

Discussion ultimately resulted in the following --

MOTION: Councilman Walker moved to concur with the Lease Purchase method of financing. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

Councilman Applegate commended Finance Director Giordano for an "outstanding job" of presenting an in-depth report which provided the Council with quality options and analyses upon which to base its decision in this, and other considerations relating to the City's financial interests.

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17b. DESTRUCTION OF UNNEEDED CITY RECORDS:

RESOLUTION NO. 88-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN UNNEEDED CITY RECORDS AND DOCUMENTS WITHOUT MAKING COPIES THEREOF

MOTION: Councilman Nakano moved to adopt Resolution No. 88-110. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17c. FEDERAL TAXATION OF NONELECTIVE DEFERRED COMPENSATION BENEFITS:

RESOLUTION NO. 88-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING CORRECTIVE LEGISLATION THAT CLARIFIES THE NONTAXABILITY OF NONELECTIVE DEFERRED COMPENSATION FOR PUBLIC EMPLOYEES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-111. This motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

\* \* \*

At 7:55 p.m., the City Council met in joint session with the Redevelopment Agency of the City of Torrance.

The following Council agenda item was considered during this joint meeting.

17d. TRANSFER OF APPROPRIATIONS LIMIT TO THE INDUSTRIAL PROJECT:

Clarification of Council Item 17d and Agency Item 3a was provided by Finance Director/Chief Accountant Giordano, following which Deputy City Clerk Hong assigned a number and read title to the following City Council resolution.

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RESOLUTION NO. 88-112

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING THE TRANSFER  
OF A PORTION OF THE CITY'S APPROPRIATIONS  
LIMIT TO THE REDEVELOPMENT AGENCY AND  
AUTHORIZING A DECREASE OF THE APPROPRIATIONS  
LIMIT BY THE SAME AMOUNT

MOTION: Councilman Nakano moved to adopt Resolution  
No. 88-112. His motion, seconded by Councilwoman Hardison,  
carried unanimously by roll call vote.

\* \* \*

At 7:59 p.m., the regular City Council agenda order was  
resumed, the Council/Agency remaining in joint session for pur-  
poses of a joint executive session to be held later in the meet-  
ing [see Pages 13 and 14].

\* \* \*

17e. EXECUTIVE SESSION:

See Pages 13 and 14.

20. CONSENT CALENDAR:

20a. FINAL TRACT MAP NO. 45231

Subdivider: Storm Industries  
Location: N.W.C. Maple Avenue and Sonoma Street  
No. of Lots: 11

RECOMMENDATION:

The Engineering Department recommends that Final Tract  
Map 45231 be approved.

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MOTION: Councilman Applegate moved to concur with the Engineering Department's recommendation on Agenda Item 20a. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

22. ORAL COMMUNICATIONS:

22a. See Page 2.

22b. See Page 2.

22c. Deputy City Clerk Hong suggested that the Council establish Tuesday, June 14, as the date for appointment to the vacancy on the Parks and Recreation Commission. There was general concurrence by the Council and it was so ordered.

22d. Deputy City Clerk Hong advised that no additional applications have been received for the Civil Service Commission, and asked the Council's pleasure insofar as that appointment is concerned. It was the general consensus that the Civil Service Commission appointment should be made at the May 17 Council meeting, as previously arranged.

22e. Director of Parks and Recreation Barnett encouraged registration for the 5-10K run scheduled as part of the Armed Forces Day events, May 21, 1988.

22f. Mr. Barnett announced that three members of the Los Angeles Dodgers will be in attendance at Wilson Park on Saturday, May 14, to participate in a baseball clinic.

22g. Councilman Nakano requested that staff provide an analysis and recommendation regarding sprinklers in high-rise buildings in the City of Torrance.

22h. Councilman Walker requested that the record indicate his concurrence with the action of his fellow Councilmembers on May 3, in supporting redress and reparation for Japanese Americans interned during World War II.

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22i. Councilman Wirth indicated concurrence with Councilman Applegate's earlier remarks [see Page 8] in praise of Finance Director Giordano's efforts on behalf of the City.

22j. Councilman Wirth requested that staff provide details of the November ballot measure pertaining to bond monies for library construction.

22k. Councilman Wirth announced that the Transient Occupancy Tax Bill [earlier opposed by the Council] was recently defeated.

22l. Mayor Geissert requested that the City Manager's office coordinate a meeting of the Council's Legislative Committee at an early date [Wednesday, May 18, 1988, 6:00 p.m. was ultimately established for this purpose].

22m. Mayor Geissert congratulated Director of Transportation Horkay for his comprehensive update on his department's activities.

22n. Mr. Kevin Geddes, 304 Freeway Center Building, 3605 Long Beach Boulevard, Long Beach, a representative of the Oil Chemical and Atomic Workers International Union, advised that the Mobil Oil strike has ended and announced the proposal by the International Union for cooperating with communities in dealing with hazardous materials' control/education.

Mr. Geddes expressed his appreciation to the Torrance Police Department, to the Council, and especially to Councilman Wirth, for their efforts during the Mobil strike.

22o. Mr. Warren Furatani, member of the Los Angeles Board of Education District 7, residence at 450 North Grand, Los Angeles, expressed his appreciation for the City of Torrance's leadership in supporting legislation for redress and reparation for Japanese Americans.

22p. Mr. Ben Tayami, 1050 West 184th Street, Gardena, a World War II Veteran, expressed his gratitude to the Council for its support of Japanese Americans.

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22g. Ms. Maureen O'Donnell, 1522 Beech, joined in praising the Council's stand relative to Japanese Americans.

The Council now returned to --

17e. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in joint session [see Page 10], Mayor/Chairwoman Geissert read the following statement into the record at this time.

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.

The City Council, acting as the Redevelopment Agency, will confer with the Agency's Executive Director regarding negotiations with Chuck Tourville to purchase property located at 22219 South Western Avenue. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council, acting as the Redevelopment Agency, will also confer with the Agency's Executive Director regarding the disposition of Agency owned property located at El Prado and Cabrillo Avenue, site of the former Murray Hotel -- negotiations with Knickerbocker and Barsam Real Estate Investment Corporation. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council will also confer with the City Manager and the City Attorney regarding the leasing of City owned airport property at Pacific Coast Highway and Madison Street, a shopping center known as Madison Park. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council will also confer with the City Manager regarding the disposition of City owned property

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between Newton Street and Bluff Street, proposed to be developed as Bluff Court -- negotiations with Frank Vidovich and Silas Clarke. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

The City Council will also confer with the City Attorney regarding two civil litigation cases entitled Donald Acosta, et al, v. City of Torrance, Los Angeles Superior Court Case No. SWC 63493 and Brent Massie v. City of Torrance, Los Angeles Superior Court Case No. SWC 85522. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a) .

At 8:30 p.m., Mayor/Chairwoman Geissert called a brief recess, followed immediately by the joint executive session for the above announced purposes.

NOTE: Councilman Applegate announced that he would abstain from consideration of the Madison Park matter, and he subsequently absented himself from the meeting room during that discussion.

The City Council/Redevelopment Agency of the City of Torrance returned to the Council Chambers at 10:34 p.m., to take the following City Council-related action.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation in settlement of the case of Brent Massie v. City of Torrance, Los Angeles Superior Court Case No. SWC 85522.

The motion was seconded by Councilman Wirth, and roll call vote proved unanimously favorable.

23. ADJOURNMENT:

At 10:36 p.m., the City Council and the Redevelopment Agency of the City of Torrance were formally adjourned to Tuesday, May 17, 1988, 5:30 p.m.

# # # # #

Peggy Laverty  
Minute Secretary

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*Taty Sessert*  
Mayor of the City of Torrance

*Donald E. Nelson*  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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