

I N D E X

Torrance City Council - June 21, 1988

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1,3
2. Roll Call	1
3. Flag Salute/Invocation	3
4. Approval of Minutes/Motion re Further Reading	3,4
5. Motion re Posting of Agenda	1
6. Withdrawn or Deferred Items	4
7. Council Committee Meetings	4
<u>8. COMMUNITY MATTERS:</u>	
8a. Proclamation re "Spirit of America 5K Charity Run Day"	4
8b. Resolution Honoring Karl F. Jackson	4
8c. Resolution Honoring Dick Rossberg	5
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Street Lighting District 17 Assessment	5
10b. North Torrance Relief Drain, Unit I	6
10c. Water Main Relocation Agreement	6
10d. Water Commission's 1986-87 Annual Report	6
10e. Lease of Water Rights for FY 1987-88	7,8
10f. Award of Contract - transit coaches	8,9
10g. Final Tract Map 44948	18
10h. Meadow Park Redevelopment Project Annual Parking District Assessment	9
<u>13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:</u>	
13a. Addendum Type Ban Study Agreements	9,10
13b. Abandoned Oil Well Ordinance	10
<u>15. HEARINGS:</u>	
15a. EA 87-22: Torrance Memorial Hospital	10-14
15b. CUP 88-9: Real Property Resources	14-16
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Seismic Safety Assessment District	16,17
17b. Executive Session re City Attorney	1,2
17c. Proposed State Legislation SB 2072	17
17d. Executive Session	19,20
<u>20. CONSENT CALENDAR:</u>	
20a. Tract Nos. 43319 and 43326	17,18
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Councilman Applegate re father's illness	19
22b. Councilman Mock re local gun controls	19
22c. Councilman Nakano re traffic on Cravens at El Prado	19
22d. Councilman Nakano re property at Sepulveda and Crenshaw	19
Adjournment was at 9:21 p.m.	

#

Peggy Laverty
Minute Secretary

City Council
June 21, 1988

June 21, 1988

MINUTES OF AN ADJOURNED
REGULAR MEETING OF THE
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting on Tuesday, June 21, 1988, at 5:04 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Mock, Nakano, Walker, and Mayor Geissert.
Councilman Wirth arrived at 5:06 p.m.;
Councilman Applegate, at 5:10 p.m.

Absent: None.

Also present: City Manager Jackson,
City Attorney Remelmeyer, and
Staff representatives.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilwoman Hardison 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 Walker, carried unanimously by roll call vote [Councilmembers Applegate and Wirth not as yet arrived].

17b. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record.

The City Council will now meet in closed session to consider the appointment of a City Attorney to replace Mr. Remelmeyer following his retirement. Authority for

City Council
June 21, 1988

holding an executive session for this purpose is contained in Government Code Section 54957.

At 5:07 p.m., the City Council recessed to executive session for the above stated purpose. The Council returned at 6:10 p.m. to conduct their regular meeting for this date, the minutes for which are reflected in the following pages.

#

City Council
June 21, 1988

June 21, 1988

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in regular session on Tuesday, June 21, 1988, at 6:10 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

See Page 1.

* * *

It was with sadness that Mayor Geissert announced the passing of Mr. Hiroshi Kutaka, husband of Library Commissioner Sophie Kutaka. The Mayor directed that this meeting be adjourned in Mr. Kutaka's memory.

* * *

3. FLAG SALUTE/INVOCATION:

Ms. Jean Beacher led in the salute to the flag.

The invocation for the meeting was provided by Reverend Mark Sandstrom, First Christian Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of May 10, 1988, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

City Council
June 21, 1988

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

5. MOTION RE POSTING OF AGENDA:

See Page 1.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming July 4, 1988, as "Spirit of America 5K Charity Run Day."

SO PROCLAIMED by Mayor Geissert, and accepted by Mr. Joe Quinones and Mr. Ty Sturgeon of the Torrance Exchange Club.

8b. RESOLUTION HONORING RECIPIENT OF DISTINGUISHED CITIZEN AWARD:

RESOLUTION NO. 88-142

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING AND CONGRATULATING
KARL F. JACKSON
FOR OUTSTANDING SERVICE TO THE TORRANCE
COMMUNITY

MOTION: Councilman Nakano moved to adopt Resolution No. 88-142. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

City Council
June 21, 1988

8c. RESOLUTION HONORING RECIPIENT OF OUTSTANDING SERVICE
AWARD RECIPIENT:

RESOLUTION NO. 88-143

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING AND CONGRATULATING
DICK ROSSBERG
FOR OUTSTANDING COMMUNITY SERVICE

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-143. This motion was seconded by Councilwoman Hardison,
and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS;

10a. STREET LIGHTING DISTRICT 17 ASSESSMENT:

RESOLUTION NO. 88-144

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, LEVYING THE ASSESSMENT
FOR THE TWELFTH YEAR OF THE TWENTY-YEAR
PERIOD BEGINNING JULY 1, 1988, AND ENDING
JUNE 30, 1989, PURSUANT TO PROCEEDINGS
UNDER RESOLUTION OF INTENTION NO. 77-133
ORDERING CITY CLERK TO TRANSMIT DIAGRAM
AND ASSESSMENT TO THE COUNTY TAX COLLECTOR
AND EMPOWERING SAID TAX COLLECTOR TO MAKE
COLLECTION OF SAID ASSESSMENTS FOR THE
TWELFTH YEAR
(TORRANCE STREET LIGHTING DISTRICT NO. 17)

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-144. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, Mrs. Hardison recommended
that, in the future, staff consider notification of residents in
an assessment district area.

Roll call vote on the above motion to adopt Resolution
No. 88-144 was unanimously favorable.

MOTION: Councilman Wirth moved for approval of the
street light assessment district budget with no change in assess-
ment rates for the forthcoming year. This motion, seconded by
Councilman Mock, carried unanimously.

City Council
June 21, 1988

10b. NORTH TORRANCE RELIEF DRAIN, UNIT I:

RESOLUTION NO. 88-145

A RESOLUTION OF THE CITY OF TORRANCE,
APPROVING THE PLANS AND SPECIFICATIONS
FOR THE NORTH TORRANCE RELIEF DRAIN,
UNIT I AND AUTHORIZING THE LOS ANGELES
COUNTY DEPARTMENT OF PUBLIC WORKS TO
COMMENCE CONSTRUCTION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-145. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

10c. WATER MAIN RELOCATION AGREEMENT:

RESOLUTION NO. 88-146

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AN AGREEMENT
BETWEEN THE CITY OF TORRANCE AND LOS
ANGELES COUNTY FLOOD COUNCIL DISTRICT
FOR THE RELOCATION OF WATER MAINS AND
APPURTENANCES AS A RESULT OF A STORM
[DRAIN] INSTALLATION PROJECT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-146. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

MOTION: Councilman Wirth moved to approve the appropriation of \$60,000 for the water revenue fund to cover costs of this project. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

10d. WATER COMMISSION'S 1986-87 ANNUAL REPORT:

MOTION: Councilman Wirth moved to accept and file the 1986-87 Annual Report of the Water Commission. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

City Council
June 21, 1988

10e.

LEASE OF WATER RIGHTS FOR FISCAL 1987-88:

RESOLUTION NO. 88-147

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A WATER RIGHT LICENSE AND AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 22 FOR LEASING 1,600.0 ACRE-FEET OF WATER RIGHTS ADJUDICATED TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 22

MOTION: Councilman Nakano moved to adopt Resolution No. 88-147. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

RESOLUTION NO. 88-148

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A WATER RIGHT LICENSE AND AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE MOBIL OIL CORPORATION FOR LEASING 475.0 ACRE-FEET OF WATER RIGHTS ADJUDICATED TO THE MOBIL OIL CORPORATION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-148. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 88-149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A WATER RIGHT LICENSE AND [AGREEMENT BETWEEN THE CITY OF TORRANCE AND] THE STAUFFER CHEMICAL COMPANY FOR LEASING 240.0 ACRE-FEET OF WATER RIGHTS ADJUDICATED TO THE STAUFFER CHEMICAL COMPANY

MOTION: Councilman Nakano moved to adopt Resolution No. 88-149. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

City Council
June 21, 1988

* * *

City Attorney Remelmeyer related the following historical information.

Approximately thirty-five years ago the cities in this area [West Basin Area] and the companies pumping water got together to divide up the water rights because the underground aquifers which carry the water from the San Gabriel Mountains to the sea and pass under Torrance were being depleted.

I think the first case I participated in in Torrance was this matter. The State of California acted as the Water Master and assigned experts to determine how much water could be pumped from the basin and then they divided up the allocation among those who had been appropriating the water, including the City of Torrance.

Since then the State of California, acting as Water Master, has monitored this program and it has been very successful.

I think it is an interesting example of sensible cooperation between the government and private enterprise, and the City of Torrance was a leader in that case in putting the project together.

* * *

10f. COUNCIL AWARD OF CONTRACT Re: Purchase of eight (8) replacement 40 ft. transit coaches equipped for handicapped access.
Ref. Bid #B88-30
Funding: \$680,000.00 Federal Grant CA90-X271
 \$170,000.00 Transportation Development
 Act SB325 funds
 \$532,839.44 Prop "A" funds
Expenditure: \$1,382,839.44.

RECOMMENDATION:

It is recommended that Council accept the low bid submitted by the Gillig Corporation and that Council authorize the award of a contract for the required eight (8) replacement transit coaches in the total bid amount of \$1,382,839.44 including tax and freight.

City Council
June 21, 1988

In response to an inquiry by Mayor Geissert, Director of Transportation Horkay advised that all of the above buses will be approved with an approved handicapped access lift and will be provided with appropriate anchors for wheelchairs.

MOTION: Councilman Wirth moved to concur with the above noted staff recommendation. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

10g. FINAL TRACT MAP 44948:

HELD - See Page 18.

10h. MEADOW PARK REDEVELOPMENT PROJECT ANNUAL PARKING DISTRICT ASSESSMENT:

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body approve the fourteenth year 1988-89 assessment of \$15,890 for maintenance of the parking district spaces in the Meadow Park Redevelopment Project and that the appropriate lot owners be billed.

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

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. ADDENDUM TYPE BAN STUDY AGREEMENTS:

RESOLUTION NO. 88-150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING THE SUBMITTED PROPOSALS OF ENGINEERING-SCIENCE, INC. AND RAWLINGS ENTERPRISES, INC. ON MARCH 30 AND 31, 1988 RESPECTIVELY, TO CONDUCT AN ADDENDUM TYPE BAN STUDY AND AWARDED A CONTRACT FOR CONDUCT OF SAID STUDY FOR A SUM NOT TO EXCEED \$12,160

City Council
June 21, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-150. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

MOTION: Councilman Wirth moved to appropriate \$12,160 from the Airport Fund for supplemental contract work for Engineering-Science, Inc. and Rawlings Enterprises, Inc. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

13b. ABANDONED OIL WELL ORDINANCE:

Building and Safety Director Grippo explained that this agenda item is for the purpose of putting into ordinance form those regulations and requirements imposed on oil properties in the past as special conditions.

ORDINANCE NO. 3227

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA ADDING
SECTIONS 97.6.9, 97.6.10, AND 97.6.11
TO THE TORRANCE MUNICIPAL CODE REGULATING
ABANDONMENT OF OIL WELLS AND REQUIRING
VENTING SYSTEMS FOR WELLS COVERED BY
STRUCTURES

MOTION: Councilman Nakano moved to approve Ordinance No. 3227, at its first reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. EA 87-22 [CUP 86-75, CUP 76-90 (MOD)] TORRANCE MEMORIAL HOSPITAL:

Mayor Geissert announced that this was the time and place for City Council consideration of a Land Use Study prepared as part of the Environmental Assessment of Torrance Memorial Hospital [TMH] request to construct a skilled nursing facility, a five- and six-level parking structure and to convert a warehouse to an educational center at 3330 Lomita Boulevard.
EA 87-22, [CUP 86-75, CUP 76-90 (MOD)]: TORRANCE MEMORIAL HOSPITAL [MARK COSTA, VICE-PRESIDENT].

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

City Council
June 21, 1988

Staff presentation on this item was provided by Principal Planner Woodward, who noted that the Land Use Study addresses the following specific concerns identified by Council:

- parking
- traffic
- building heights relative to the airport
- airport flight patterns
- growth implications of the parking structure.

Mitigation measures outlined in the Study were briefly touched upon as Ms. Woodward advised the Council that these mitigations are suggested rather than mandated and may be considered by the Planning Commission and the City Council in the project review process.

Ms. Woodward noted staff's concurrence with the conclusions and the language of the consultant's report.

Mayor Geissert inquired regarding the procedure to establish an assessment district or delineate a "benefit" area for imposing trip generation fees [mitigation measures suggested in the report]. City Attorney Remelmeyer advised that, while this concept is a viable one, the mechanism for its application is yet to be established for the City of Torrance.

Councilwoman Hardison offered her opinion that the intersection of Skypark Drive and Crenshaw should have been considered in the Study inasmuch as Skypark would seem to be a viable traffic route from this facility. Mrs. Hardison also urged that a policy decision be made and implementation measures be established in a timely manner regarding large development projects in this city sharing in traffic mitigation measures.

Councilman Wirth agreed, and expounded on his concurrence with the concept of trip generation fees.

Audience input was then invited by the Mayor.

Representing the Torrance Memorial Hospital at 3330 Lomita Boulevard, was its Vice-President of Administration, Mr. Mark Costa. Mr. Costa reviewed the need in this community's for the proposed facilities, and addressed past Council concerns as follows:

Airport related considerations -- He judged these concerns to be non-issues at this point [per information provided in the Study].

City Council
June 21, 1988

Traffic -- Mr. Costa strongly disagreed with calculations and projections set forth in the Land Use Study, deeming these figures to be overstated by approximately one-third for the skilled nursing facility. The education center will be used in non-peak traffic periods and, thus, will also add far less traffic than identified in the Study, in his opinion.

Parking -- The 120 excess spaces to be provided with this proposal will only allow for approximately 25,000 square feet of expansion [in addition to this application].

Growth-inducement -- Non-issue as explained under "Parking" above.

In response to Council inquiries, Mr. Costa indicated that he would be amenable to additional parking studies in the future so long as they are connected with new growth, not the existing facility. He stated the hospital is willing to work with the City on traffic mitigation measures, but would expect them to be reasonable and to be equitably placed on other developers as well.

Chairperson of the Board of Trustees of Torrance Memorial Hospital Medical Center, Ms. Jean Beacher, 1024 Felbar, described the community needs which will be accommodated by the proposed project.

Mr. Keeton Kreitzer, Environmental Perspectives, preparers of the Land Use Study for Torrance Memorial Hospital's proposed expansion, referenced Mr. Costa's earlier remarks pertaining to inaccuracies in parking figures reflected in the report. Mr. Kreitzer explained that there was a miscalculation involved, and Mr. Costa's comments are correct -- appropriate changes to the text of the study will be provided.

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

Councilwoman Hardison inquired regarding the height of the proposed skilled nursing facility as it relates to the aviation easement, and was advised by the consultant that engineering

City Council
June 21, 1988

data submitted subsequent to the initial analysis has established that this facility will be 30-70 feet below the airport clear zone, thus there is apparently no problem in this regard.

Councilman Applegate addressed concerns regarding parking and the overall traffic impact, as well as the future potential for more intense patient use on the property. He urged great caution insofar as any thought of future entitlements is concerned, and expressed his opinion that the 120 excess parking spaces being provided at this time may, in fact, fill a practical need demonstrated by the facility with the additional uses currently proposed. City Attorney Remelmeyer reminded those present that any future project will require an Environmental Assessment.

City Attorney Remelmeyer expressed concerns regarding the fact that a Mitigated Negative Declaration is recommended for this project rather than a Negative Declaration, explaining that if a mitigated negative declaration is given, the recommended intersection modifications must be made -- if a negative declaration is approved, there would be further study and conditions for traffic, etc., could be imposed on the CUP. If deemed appropriate by the Council, Mr. Remelmeyer advised that a full EIR could be required.

Mr. Gary Hamrick, Traffic Consultant, pointed out that the mitigation measures are intended as recommendations rather than requirements, and are also intended to apply to all cumulative projects listed and not just this particular one.

Discussion ensued regarding Negative Declaration vs. Mitigated Negative Declaration and the significant considerations involved. Mr. Remelmeyer continued to provide clarification and advised that special conditions can be imposed during the City's planning process for this project.

MOTION: Councilman Applegate moved to grant a Negative Declaration on EA 87-22 (CUP 86-75, CUP 76-90 MOD: Torrance Memorial Hospital. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilwoman Hardison requested that certain corrections be made in the Study document: Project 4, Hampton Inn and Project 3, Marble Park II should be deleted as they are not going forward; and Marble Park should correctly be designated as on Crenshaw, not Lomita Boulevard.

The excellent quality of this Land Use Study was acknowledged by Mayor Geissert and she congratulated the consultants in this regard.

City Council
June 21, 1988

Roll call vote on the above motion was unanimously favorable.

15b. CUP 88-9: REAL PROPERTY RESOURCES (KENNETH A. MARKS):

Mayor Geissert announced that this was the time and place for City Council consideration of a Councilmember's appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of a 101,200 square foot, 4-story office building with a two-level parking structure in the M-2 zone at 2780 Skypark Drive. CUP 88-9: REAL PROPERTY RESOURCES (Kenneth A. Marks).

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

Principal Planner Gibson provided the staff presentation on this item, noting that the Planning Commission and Planning Department recommend denial of the appeal and approval of the project. Mr. Gibson pointed out that this building encroaches 20 feet into the restricted building area; however, approval has been obtained from the FAA for this encroachment [supplemental material of record].

Staff's concurrence with the applicant's proposal for a modified driveway design showing the westerly driveway width at 24 feet, rather than 30 feet as approved by the Planning Commission, was also noted by Mr. Gibson.

Councilwoman Hardison advised that she had appealed this item because of her concerns regarding the building height in such close proximity to the Airport and possible precedent-setting aspects. The rationale behind staff's evaluation in this regard was set forth by Principal Planner Gibson, who noted that each case is judged on its own merits and it was staff's opinion that the height was not excessive at this location.

Discussion turned briefly to the driveway design and the possibility of stacking during peak egress periods. Staff's opinion that this design represents the best option over all was explained by Mr. Gibson, who affirmed that if problems develop, the proponents may return to the City for further consideration.

Mayor Geissert referenced the previous agenda item [Torrance Memorial Hospital - Pages 10 - 14 of these minutes] and the extensive discussion that developed during that consideration

City Council
June 21, 1988

regarding cumulative traffic impacts and impacts on major intersections. The Mayor commented on the absence of recommended off-site amelioration measures for this project.

Traffic Manager Vance advised of staff's conclusions that this project, due to its traffic generation characteristics, its location, the probable distribution of traffic, etc. would not necessitate the imposition of off-site mitigation measures. The Council generally concurred with Mr. Vance's comments.

The proponent, Mr. Chuck Martinez, 21235 Hawthorne Boulevard, Suite 200, stated his opinion that traffic generation from this project will be well within the limits of the existing streets and traffic controlling systems. Their consideration of various building heights during the design phase of this project [including two and three stories] was explained by Mr. Martinez, and the four stories, as submitted, was judged to be the most desirable from a quality standpoint. Approval of the project was requested.

There being no further audience comments, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the Planning Commission and Planning Department for denial of the appeal and approval of the project on CUP 88-9: Real Property Resources. His motion was seconded by Councilman Walker.

At the time he offered the above motion, Councilman Applegate commented on the fact that the uniqueness of this design will attract tenants interested in the quality environment and spacious offices which will, in turn, result in fewer occupants of the building and less traffic.

Roll call vote on the above motion was unanimously favorable.

City Clerk Wilson then assigned a number and read title to the following resolution.

City Council
June 21, 1988

RESOLUTION NO. 88-151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 101,200 SQUARE FOOT 4-STORY OFFICE BUILDING AND INSTALLATION OF A RESTRICTED PARKING SYSTEM FOR A PROPOSED TWO-LEVEL PARKING STRUCTURE IN THE M-2 ZONE ON PROPERTY LOCATED AT
2780 SKYPARK DRIVE
CUP 88-9: REAL PROPERTY RESOURCES, INC.
(Kenneth A. Marks)

MOTION: Councilman Nakano moved to adopt Resolution No. 88-151, AS AMENDED [driveway width]. This motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

City Manager Jackson advised, in response to Council direction, that staff will submit a discussion paper on off-site traffic mitigations including the cumulative effects of on-going development; a conceptual overview; time line on the current study; past Council policies and directions; etc.

* * *

At 8:08 p.m. Mayor Geissert called a recess. The Council returned at 8:45 p.m., to continue its regular agenda order.

* * *

17. ADMINISTRATIVE MATTERS:

17a. SEISMIC SAFETY ASSESSMENT DISTRICT:

EMERGENCY ORDINANCE

ORDINANCE NO. 3228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENACTING ARTICLE 2 OF CHAPTER 6 OF DIVISION 2 OF THE TORRANCE MUNICIPAL CODE, PROVIDING FOR THE CREATION OF ASSESSMENT DISTRICTS TO FINANCE SEISMIC SAFETY BUILDING REHABILITATION AND DECLARING THE PRESENCE OF AN EMERGENCY

City Council
June 21, 1988

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3228 at its first and only reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

17b. EXECUTIVE SESSION RE APPOINTMENT OF CITY ATTORNEY:

See Pages 1 and 2.

17c. PROPOSED STATE LEGISLATION SB 2072 [BERGESON]:

RESOLUTION NO. 88-152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE OPPOSING THE PASSAGE OF SENATE BILL 2072; MODIFICATION TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT HOUSING ELEMENT REQUIREMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 88-152. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17d. EXECUTIVE SESSION:

See Pages 19 and 20.

20. CONSENT CALENDAR:

20a. TRACT NOS: (a) 43319 and (b) 43326

SUBDIVIDER: WATT HOMES, INC.

LOCATION: (a) N/o 223rd St. (Plaza del Amo, E/o Maple)
(b) N/o Sepulveda, between Madrona and Maple)

NO. OF LOTS: TR 43319 - 7 Lots
TR 43326 - 9 Lots

RECOMMENDATION:

The Engineering Department recommends that the City Council approve a six-month extension (to December 23, 1988) to allow the completion of public improvements per Subdivision Agreement dated August 23, 1984.

City Council
June 21, 1988

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

* * *

At 8:48 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. During this joint session, the following Council agenda item was considered.

10g. FINAL TRACT MAP NO. 44948
 Subdivider: Gascon Mar Ltd. (Torrance Center II)
 Location: N.W.C. Carson St. and Western Ave.
 No. of Lots: 21.

MOTION: Councilman Walker moved to approve Final Tract Map No. 44948. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

RESOLUTION NO. 88-153

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE AGREEMENT
BY THE REDEVELOPMENT AGENCY TO PROVIDE
ASSURANCE OF COMPLETION OF THE REQUIRED
PUBLIC IMPROVEMENTS REQUIRED OF
TRACT 44948

MOTION: Councilman Nakano moved to adopt Resolution No. 88-153. This motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable.

At 8:55 p.m., the meeting of the Redevelopment Agency was adjourned and the Council returned to its regular agenda order.

* * *

City Council
June 21, 1988

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted that he was recently on the East Coast to visit his father who is ill.

22b. Councilman Mock requested that an agenda item be returned to the Council relative to local control of concealed weapons and gun permits.

22c. Councilman Nakano requested that staff investigate the fact that individuals in wheel chairs are precluded by traffic from crossing Cravens at El Prado from the Coleman Court senior housing project. City Manager's office will investigate possible mitigating measures and report back.

22d. Councilman Nakano inquired regarding status of the property at Sepulveda and Crenshaw and was advised by Building and Safety Director Grippo that a demolition permit has been issued and construction should commence in the near future. Mr. Nakano requested that if a time delay for construction develops appropriate fencing of the site be instituted.

The Council now returned to --

17d. 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.

The Council will also confer with the City Attorney regarding negotiations with Gordon Satkins of the Home Club for the lease of city owned property located on 190th Street between Madrona Avenue and Hawthorne Boulevard. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

City Council
June 21, 1988

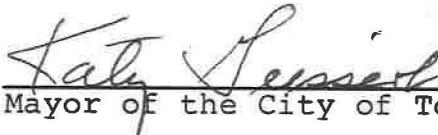
At 9:00 p.m., the City Council recessed to executive session as above announced, returning at 9:20 p.m.

No action was required as a result of the executive session and at 9:21 p.m., the meeting was formally adjourned to Tuesday, June 28, 1988, at 7:00 p.m.

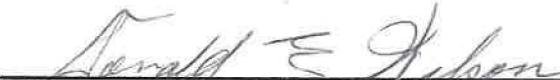
Adjournment was dedicated to the memory of

Hiroshi Kutaka

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
June 21, 1988