

I N D E X

Torrance City Council - August 9, 1988

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Adjournment was at 10:12 p.m. to Tuesday,
August 16, 1988, 5:30 p.m.

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Peggy Lavery
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, August 9, 1988, at 7:02 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison,
Mock, Nakano, Wirth and Mayor Geissert.

Absent: Councilman Walker.

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

* * *

It was with sadness that Mayor Geissert announced the passing of two long-time Torrance residents --

Mr. Charles Brennan, a Torrance Fire-Fighter for more than 24 years,
and

Mr. George Morehart, a member of the Civil Service Commission from 1957 - 1969.

The Mayor directed that this meeting be adjourned in memory of these two individuals.

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3. FLAG SALUTE/INVOCATION:

Mr. Vic Kilburn led in the salute to the flag.

The invocation for the meeting was provided by Reverend Roger Woodard, Abundant Life Church of God.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of July 12, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilman Walker absent].

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 Councilman Mock, and roll call vote was unanimously favorable [Councilman Walker absent].

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, carried unanimously by roll call vote [Councilman Walker absent].

6. WITHDRAWN OR DEFERRED ITEMS:

Item 15a, CUP 87-48, E. E. LOHN -- Request by applicant for continuance to September 6, 1988 [see Page 6].

7. COUNCIL COMMITTEE MEETINGS:

Public Safety Committee
Wednesday, September 7, 1988 - 5:00 p.m.
Subject: City Towing Service.

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8. COMMUNITY MATTERS:

8a. PRESENTATION OF 35-YEAR RECOGNITION AWARD - ROBERT O'CAIN:

It was with pleasure that Mayor Geissert presented a ring in commemoration of 35 years of service to Water Superintendent Bob O'Cain.

8b. RESOLUTION HONORING BILL BYRD:

RESOLUTION NO. 88-199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING SENIOR CIVIL ENGINEERING DRAFTSMAN WILLIAM (BILL) W. BYRD FOR HIS DEDICATION, PROFESSIONALISM AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS TWENTY ONE YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-199. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

8c. INTRODUCTION OF SCOUTS FROM LONDON, ENGLAND:

Mayor Geissert extended greetings and presented tokens of remembrance to the following visiting Scouts from London, England.

Dylan Capon, 46th Greenwich
Russell Lengthorn, 49th Greenwich

David and Wendy Hutcheson, 19th Clapham [Leaders].

8d. INTRODUCTION OF VISITORS FROM JAPAN:

Mayor Geissert welcomed Ms. Carolyn Hairston, a representative of the American Institute for Foreign Studies and the 33 Japanese students sponsored by this organization who were present in the audience. The Mayor, assisted by Councilwoman Hardison, presented mementos to these students.

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8e. INTRODUCTION OF DEL AMO ROTARY CLUB EXCHANGE PROGRAM VISITORS:

Mr. Tom Gregory, President of the Del Amo Rotary, introduced the following visitors who were greeted by Mayor Geissert and presented with commemorative plaques.

From Fareham, England:

Nicola Gordon
Rachel Swinburne

From Urawa, Japan:

Hirofumi Kawakubo
Hiroshi Suzuki.

8f. INTRODUCTION OF KASHIWA EXCHANGE STUDENTS:

Mr. and Mrs. Vic Kilburn, Co-Presidents of Torrance's Sister City Association, along with Ms. Mikko Haggot-Henson were present to introduce the visitors from Kashiwa. Mayor Geissert, with the assistance of Councilman Nakano, presented commemorative gifts to these students.

Adult Leader: Akemi Kosuge

Students: Azusa Aoyagi
Yuki Kawashima
Kaori Maki
Mamoru Nagano
Misuze Yabusaki
Satoyo Goto
Norie Nakayama
Hiroaki Moriguchi

Each visitor addressed the Council in turn, following which mementos were presented to members of the Council on their behalf by Mr. Kilburn.

8g. PROCLAMATION proclaiming August 9, 1988, as "National Night Out."

Presented at 6:30 p.m., this date, in ceremonies in front of City Hall.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. COUNTY SANITATION DISTRICTS' FUNDS FOR RECYCLING PROGRAMS:

RECOMMENDATION:

The Street Department recommends that your Honorable Body direct staff to send a letter [agenda material] to the County Sanitation Districts requesting \$5,000 from the Palos Verdes Landfill Surcharge Fund to be used in evaluating implementation procedures for curbside recycling within the City.

MOTION: Councilman Applegate moved to concur with the above stated staff recommendation. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

14. PERSONNEL MATTERS:

14a. CONTRACT WITH MANAGED HEALTH NETWORK:

RECOMMENDATION:

It is recommended [by the Personnel Department] that your Honorable Body approve the contract agreement with Managed Health Network to provide employee assistance services to City employees.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 14a. His motion, seconded by Councilman Mock, carried unanimously by roll call vote [Councilman Walker absent].

14b. ADOPTION OF MEMORANDA OF UNDERSTANDING:

Held until after executive session - see Page 15.

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14c. JOB TRAINING PARTNERSHIP ACT 1988-89 VENDOR/CONTRACT RENEWALS:

RESOLUTION NO. 88-200

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THESE CERTAIN CONTRACT RENEWALS BETWEEN THE CITY OF TORRANCE AND LOS ANGELES COMMUNITY COLLEGE DISTRICT/HARBOR COLLEGE, LOS ANGELES PROJECT WITH INDUSTRY, UNITED AUTO WORKERS, AND LOS ANGELES UNIFIED SCHOOL DISTRICT - SAN PEDRO/WILMINGTON SKILLS CENTER

MOTION: Councilman Nakano moved to adopt Resolution No. 88-200. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

15. HEARINGS:

15a. CUP 87-48: E. E. LOHN:

Mayor Geissert announced that this was the time and place for the continued public hearing of the applicant's appeal of a Planning Commission denial of a Conditional Use Permit to allow an existing 18,000 square foot building to be converted from an industrial use to a medical office in the M-2 zone on the northeast corner of Lomita Boulevard and Telo Avenue at 3011 Lomita Boulevard. CUP 87-48: E. E. LOHN.

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

MOTION: Councilman Applegate moved [per the applicant's request] to continue Item 15a, CUP 87-48, E. E. LOHN, to the City Council meeting of September 6, 1988, 5:30 p.m. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilman Walker absent].

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15b. PP 88-10: LISA MARTIN (RUSSELL E. BARTO AIA):

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow the construction of a first- and second-story addition to an existing single-family residence in the Hillside Overlay District in the R-1 zone at 22302 Warmside Avenue. PP 88-10: LISA MARTIN (RUSSELL E. BARTO AIA).

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

During the staff presentation by Principal Planner Gibson it was noted that the Planning Commission recommends denial of the appeal and denial of the request; the Planning Department recommends approval of the appeal and approval of the request.

The proponent's architect, Mr. Russell Barto, #3 Malaga Cove Plaza, Palos Verdes Estates, displayed a rendering of the proposed project.

In response to Councilwoman Hardison's inquiry Mr. Barto explained his preference for a detached garage at the rear of the property as opposed to incorporating the garage into the house design, and noted his perception during conversations with neighbors that removal of the garage from the rear of the property would not have satisfied their objections to the project.

The proponent, Ms. Lisa Martin-Hansen, 22302 Warmside Avenue, urged approval of the design as submitted.

Speaking in favor of the project --

Mr. H. F. Baker, resident across the street,
Mr. B. J. Laquara [no address given].

These individuals expressed the opinion that the project will enhance property values and beautify the neighborhood.

Speaking in opposition --

Ms. Donna Riley, 22231 Redbeam
Ms. Virginia Costantino, 22219 Redbeam
Ms. Susan Moss, 22213 Redbeam.

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Reasons voiced for opposition to the project included loss of privacy, loss of afternoon sunlight and ocean breezes, objectionable height, and bulk.

There being no further audience comments at this time, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Walker absent].

Councilman Nakano voiced concerns regarding infringement on light and privacy represented by the two-story addition -- a problem which, he pointed out, is even more pronounced for the property immediately to the north because of the drop in elevation.

At the request of Councilwoman Hardison, City Attorney Remelmeyer noted that, upon his recommendation, deed restrictions [an issue raised by residents] have not been considered by the Council in zoning and planning matters. The enforceability of deed restrictions is a matter for a private attorney and/or the courts to determine, per Mr. Remelmeyer.

Preference for a design with the garage in front was indicated by Mayor Geissert, who voiced her opinion that to take up a substantial portion of a substandard size lot to accommodate a driveway seemed illogical.

Councilwoman Hardison indicated opposition to the garage placement as proposed because of its precedent-setting aspects. The fact that all other two-story additions in the area were accomplished [with one exception] by incorporating the garage into the house design was pointed out by Ms. Hardison, who also noted that most of these other designs were less in overall height than the 27 feet proposed for this project.

Problems related to the garage placement [one foot from the property line] were also anticipated by Councilman Applegate who pointed out the likelihood of this area becoming a "collection point". The overall height of the addition was also of concern to this Councilmember.

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MOTION: Councilman Applegate moved to deny the project without prejudice. This motion [later withdrawn] was seconded by Councilwoman Hardison.

Discussion was then directed to the procedure involved in denial without prejudice vs. submittal of a redesign under the present Precise Plan application.

In order to receive input from the proponent's representative relative to the options under discussion, the hearing was reopened upon a motion by Councilman Applegate; seconded by Councilman Mock and unanimously carried by roll call vote [Councilman Walker absent].

Project architect, Mr. Russell Barto, advised of their willingness to redesign, attaching the garage to the house. He requested a continuance of the matter so that the revised design might be returned to the Council -- he also stated that he will consider the overall height of the project in his redesign.

At this point Councilman Applegate withdrew his motion for denial; Councilwoman Hardison withdrew her second.

MOTION: Councilman Applegate moved to continue Agenda Item 15b, PP 88-10, LISA MARTIN (RUSSELL E. BARTO AIA) to the City Council meeting of September 6, 1988, 5:30 p.m.

This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

Mayor Geissert announced to all interested parties present that there will be no further notification on this continuation.

* * *

At 8:40 p.m., the City Council met in joint session with the Redevelopment Agency of the City of Torrance. During this joint session, the following Council agenda item was considered.

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17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION, PROMISSORY NOTE AND AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE REDEVELOPMENT AGENCY:

RESOLUTION NO. 88-201

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING EXECUTION OF A PROMISSORY NOTE AND AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF TORRANCE AND THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-201. His motion, seconded by Councilman Mock, carried unanimously by roll call vote [Councilman Walker absent].

At 8:43 p.m., the meeting of the Redevelopment Agency was adjourned, and the regular City Council agenda order was resumed.

* * *

17b. CONSULTANT TO ASSIST IN PRE-INSTALLATION PHASE OF AN INTEGRATED FISCAL SYSTEM:

Mayor Geissert called attention to supplementary material providing a draft contract between the City and Computer Management Services, Incorporated (CMSI).

RESOLUTION NO. 88-202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND CMSI FOR PREPARING THE PRE-INSTALLATION PLAN FOR THE INTEGRATED FISCAL/PAYROLL/PERSONNEL SYSTEM

MOTION: Councilman Nakano moved to adopt Resolution No. 88-202. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

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17c. CITY ATTORNEY APPOINTMENT:

RESOLUTION NO. 88-203

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPOINTING KENNETH NELSON
AS CITY ATTORNEY OF THE CITY OF
TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-203. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

17d. ARCHITECTURAL CONTRACT - CULTURAL ARTS CENTER:

RECOMMENDATION:

The City Manager recommends that the City Council:

Authorize additional services to the contract for architectural services for a programming phase for The Torrance Cultural Arts Center to Liebhardt, Weston and Associates;

And to retain the services of a theater facility manager, on an interim basis, to assist in the programming effort.

In response to an inquiry by Councilwoman Hardison, Management Programs Administrator Tilden affirmed that the appropriate time for review of the draft proposal by Council/Commission/public will be during the sixth procedure proposed in the architect's schedule.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Applegate, carried unanimously by roll call vote [Councilman Walker absent].

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22. ORAL COMMUNICATIONS:

22a. City Attorney Remelmeyer read aloud the following statement submitted by Councilman Walker:

I would request, with Council approval, that your office report back to the City Council the following:

- (1) The options available to the City in attempting to achieve a prohibition of the usage of hydrofluoric acid at the Mobil Refinery.
- (2) Does the City Council have the power to close the Refinery? If so, how and under what circumstances?

City Attorney Remelmeyer advised that because of Brown Act considerations, the Council may not, at this time, take action except to determine whether or not to have his office make a report. Mr. Remelmeyer advised, however, that after the most recent explosion at the Mobil facility, he is proceeding with an investigation into possible options available to the Council.

22b. Councilman Applegate requested that the Building and Safety and Street Departments investigate the possible dumping of items within the Henrietta Sump property.

22c. Councilman Applegate announced the upcoming retirement of Deputy Police Chief Mel Hone and praised Chief Hone for all of his efforts over the years on behalf of the City.

22d. Councilwoman Hardison noted her appreciation for the update provided by Environmental Quality Administrator Monte McElroy on a recent incident at Crenshaw and 232nd Street.

22e. Councilman Nakano requested that the Department of Transportation investigate the possibility of installing safety ramps for runaway trucks on the hill. Mr. Nakano suggested that adjacent cities, as well as the County of Los Angeles, might be contacted as possible funding sources.

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Councilman Applegate suggested that an approach for funding assistance might be through the Supervisors' Office.

22f. Councilman Nakano noted serious concerns regarding the rash of recent incidents at the Mobil Oil refinery, and questioned the whereabouts of the supervisor and safety engineer at these critical times. Noting that there were at least two incidents where off-site contractors were involved, Mr. Nakano requested a staff report at the earliest possible time on what the City can do to make sure there is proper supervision and that there are qualified individuals overseeing the operations.

City Manager Jackson indicated his office will follow through.

22g. Councilman Wirth read aloud the following prepared statement regarding Mobil Oil.

Last week there was another unfortunate accident at the Mobil Oil plant and Councilman Walker called for the closing of the plant. While I have had a great concern about the operation of Mobil Oil in our City, I would rather take a different approach to the problem.

Closing the plant would mean the loss of some 800 jobs and leave us with a large problem piece of property in the middle of the City. If the plant is run safely, then it can be a benefit to our City and should remain open.

Rather than close the plant, I think there are a number of things we should do.

First, this Council has initiated a full independent investigation of the plant operation and we have to allow the time for that study to be completed and bring forth its solutions.

Second, looking at the accident history of the plant, I believe the real problem has been with the unqualified contract workers who are working in the plant. I would request from staff a report on what we as a City can do to require those contract workers to be qualified for their job, and also I would like to know if we can suspend City construction permits for the reconstruction of the plant until we are assured that the workers are qualified to do the job and the plant can be operated safely.

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Third, City staff has already told us that the City has limited control over the operation of the plant and that our building inspectors do not have the expertise to fully understand the operation of the plant. I believe we should seriously consider seeking State legislation that requires the regulation and safe operation of refineries. Rather than have the burden fall on the City, I believe the State must provide experts who can monitor the operation of the plants and assure the safety of our citizens.

The approach I have suggested will take some time. But we must act with reason and patience, rather than abruptness.

22h. Mayor Geissert voiced her concerns regarding the refinery safety issue. The Mayor pointed out that the Gage-Babcock report should be available the first part of October; however, because of the concerns and the recurrence of various incidents, she asked the City Manager to inquire regarding the possibility of an interim report from the consultant addressing concerns expressed this evening.

22i. Mayor Geissert referenced a recent article in the Daily Breeze [August 8, 1988] wherein it was noted that facilities for the mentally ill are to be closed in the Cities of Wilmington, San Pedro, and Carson because of cutbacks in State funding. The Mayor requested that staff provide information to the Council regarding resultant impacts to the City of Torrance.

22j. Dr. Mark Ragins, psychiatrist at the Coastal Community Mental Health Center, 747 East 223rd Street, Carson, and Mr. Tom Granucci, a psychiatric social worker at that facility, spoke regarding the seriousness of the pending closure of mental health clinics. Assistance was requested from the Council and interested parties in writing to appropriate Legislators for support.

22k. Mr. Roy Stone, 3436 West 229th Street, spoke on several issues of concern and recommended that a paramedic unit be stationed at the Torrance Airport.

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23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

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 City Council will also confer with the City Attorney regarding litigation entitled John Hunter v. City of Torrance, et al, Los Angeles Superior Court Case No. SWC 81374. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a).

At 9:30 p.m., the City Council recessed to executive session, returning at 10:10 p.m., to consider the following --

14b. ADOPTION OF MEMORANDA OF UNDERSTANDING FOR VARIOUS EMPLOYEE GROUPS:

RESOLUTION NO. 88-204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS, FOR THE PERIOD FROM JUNE 5, 1988 TO JUNE 30, 1989

MOTION: Councilman Nakano moved to adopt Resolution No. 88-204. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Walker absent].

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24. ADJOURNMENT:

At 10:12 p.m., this meeting of the City Council was formally adjourned to Tuesday, August 16, 1988, 5:30 p.m.

* * *

Adjournment was dedicated to the memories of

Mr. Charles Brennan

and

Mr. George Morehart.

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Late Seissel
Mayor of the City of Torrance

Dora Hong Deputy
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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