

I N D E X

Torrance City Council - August 30, 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, August 30, 1988, at 5:38 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.

* * *

It was with a great deal of sadness that Mayor Geissert announced that a tragic accident resulted in the deaths of Dr. Robert Mantovani and Dr. Juanita Mantovani, leaders for a number of years in the Riviera area of the community. The Mayor directed that this meeting be adjourned in their memories.

* * *

3. FLAG SALUTE/INVOCATION:

City Planning Commissioner Don Lee led in the salute to the flag.

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The invocation for the meeting was provided by Reverend Jim Brewster, Alondra Park United Methodist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meetings of August 2, 1988, and August 5, 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 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.

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 Councilwoman Hardison, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee
Met August 29, 1988 re Transit Issues
Report forthcoming.

Ad Hoc Executive Salary Committee
Met this date re Life Insurance Options
Information to be imparted to Council during
executive session.

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

8. COMMUNITY MATTERS:

8a. SERVICE AWARDS: POLICE CHIEF NASH, LT. NOWATKA:

Mayor Geissert awarded commemorative service awards to:

Police Chief Donald E. Nash for thirty-five years
of service to the City, and

Police Lieutenant Paul Nowatka for twenty-five
years of City service.

8b. RESOLUTION HONORING DEPUTY CHIEF OF POLICE HONE UPON
HIS RETIREMENT:

RESOLUTION NO. 88-217

A RESOLUTION FOR THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING MELVILLE W. HONE
FOR HIS DEDICATION, PROFESSIONALISM, AND
CONTRIBUTIONS TO THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-217. His motion, seconded by Councilman Mock, carried
unanimously by roll call vote.

8c. PROCLAMATION proclaiming the month of September 1988 as
"Professional Security Month."

SO PROCLAIMED by Mayor Geissert, and accepted with ap-
preciation by Ms. Jackie Schwager, Security Manager of TRW and
Chairperson of the South Bay Chapter of the American Society of
Industrial Security.

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9. LIBRARY/PARKS AND RECREATION MATTERS;

9a. CONTRACTUAL AGREEMENT WITH LIBRARY MANAGEMENT SYSTEMS (SUNDAY SERVICE):

RESOLUTION NO. 88-220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONTRACT WITH LIBRARY MANAGEMENT SYSTEMS TO OPERATE THE CIVIC CENTER BRANCH OF THE TORRANCE PUBLIC LIBRARY ON SUNDAY AFTERNOONS

MOTION: Councilman Nakano moved to adopt Resolution No. 88-220. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LIGHT RAIL ROUTE REFINEMENT STUDY:

Director of Transportation Horkay provided a brief introduction to this agenda item and noted the following --

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body adopt the resolution authorizing the expenditure of \$46,200 in Proposition A Local Return funds to assist the LACTC in financing a route refinement study for the southern segment of the Coastal Light Rail Line.

Ms. Mary Lou Echternach, Los Angeles County Transportation Commission [LACTC] Governmental Affairs office, provided background information and clarification as requested by the Council.

Mayor Geissert expressed various personal concerns and urged cooperation between involved entities.

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Councilwoman Hardison reviewed scheduling for community input and was assured by Ms. Echternach that comments from the City of Torrance will be welcome.

Representing the Torrance Area Chamber of Commerce at 3400 Torrance Boulevard, was Mr. Dan McClain, who requested that the City work with the Chamber and homeowner groups to determine the desirability of the subject proposal. A very strong leadership roll for the City was urged by Mr. McClain.

RESOLUTION NO. 88-221

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXPENDITURE
OF \$46,200 IN PROPOSITION A LOCAL RETURN
FUNDS TO ASSIST IN THE FINANCING OF A ROUTE
REFINEMENT STUDY OF THE SOUTHERN SEGMENT
OF THE COASTAL LIGHT RAIL CORRIDOR

MOTION; Councilman Nakano moved to adopt Resolution No. 88-221. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

11. POLICE AND FIRE MATTERS:

11a. APPROPRIATIONS FROM THE POLICE ASSET FORFEITURE FUNDS:

RECOMMENDATION:

The Police Department recommends appropriation of \$50,000 from Police Asset Forfeiture Funds to be used in accordance with State and Federal laws to purchase supplies and services related to law enforcement.

MOTION: Councilman Nakano moved to concur with the above stated staff recommendation on Agenda Item 11a. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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12. PLANNING AND ZONING MATTERS:

12a. AMENDMENT OF R-3-3 THREE-UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS:

ORDINANCE NO. 3235

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING CERTAIN CHANGES IN THE DEVELOPMENT STANDARDS FOR THE R-3-3 THREE-UNIT MULTIPLE FAMILY RESIDENTIAL ZONE BY AMENDING SECTIONS 91.13.9, 91.13.11, AND 95.3.28 OF THE TORRANCE MUNICIPAL CODE

MOTION: Councilman Nakano moved to approve Ordinance 3235 at its first reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. CUP 87-38, PP 88-17, LITTLE COMPANY OF MARY HOSPITAL (JAMES P. RUETZ):

Mayor Geissert announced that this was the time and place for the continued public hearing of a City Council consideration of an applicant's appeal of a Planning Commission approval of a Conditional Use Permit and a Precise Plan of Development to allow the construction of a medical office development in the ML (M1-PP) zone located on the west side of Earl Street between Maricopa and Emerald Streets. CUP 87-38, PP 88-17: LITTLE COMPANY OF MARY HOSPITAL (James P. Ruetz).

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

During his presentation on this agenda item, Principal Planner Gibson noted that the Planning Department recommends approval of the appeal and approval of the revised project. Mr. Gibson pointed out that this most recent design modification addresses issues of previous concern to the Council and staff such as reorientation of the building on the site; increased setbacks; pedestrian access; internal circulation; and building access from parking areas.

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Councilmembers addressed comments and questions to staff at this point, and the following issues were considered.

Creation of additional west-bound through lane on Torrance Boulevard from Hawthorne to Anza.

Following an explanation by Traffic Manager Vance of the feasibility and methodology involved, Councilwoman Hardison indicated a desire for input on timely accomplishment to this end.

*

Elimination of driveways on Maricopa.

Mayor Geissert expressed her opinion that, as a reliever parking area for the hospital, these driveways would provide easier access.

*

Condition #4: That all fronting streets shall be posted for "No Stopping Any Time."

The desirability of allowing parking to remain on Maricopa was generally acknowledged, and Councilman Applegate expressed his strong opinion that the implementation of on-street parking restrictions would exacerbate an already difficult parking situation.

City Attorney Remelmeyer noted his opinion that this is not properly a condition to be imposed on the hospital inasmuch as it does not fall within their purview, but, rather, falls under the City's police power jurisdiction over the streets.

*

Condition #7: That the proponent shall submit a Transportation Demand Management Plan to the Transportation Department for approval prior to the issuance of building permits.

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Discussion of this condition culminated in the consensus that a Transportation Demand Management Plan should be tied to the subject office building, as well as the hospital and pavilion [all properties owned and controlled by the hospital].

*

Condition #11: a) That a Lot Tie Agreement shall be recorded for all lots on this building site prior to building permit and that a division of lot be approved with recorded final map prior to first occupancy; or

b) In accordance with Sec. 93.4.13 receive an exemption to 93.4.12 requiring all parking being on one lot from the Planning Director.

At the request of Councilwoman Hardison, Principal Planner Gibson clarified the intent of the above condition, the purpose being to guarantee that the two existing lots designated for parking can never be leased, sold or otherwise separated from the project.

* * *

Mayor Geissert invited the proponent's representative to speak.

Mr. Jim Ruetz, Vice President, Little Company of Mary Hospital, 4101 Torrance Boulevard, displayed renderings of the project in its present design configuration and advised that they will accept all conditions set forth.

The issues raised by Councilmembers this evening were next addressed by the proponent's representative.

Mr. Ruetz reported that a Transportation Demand Management Plan has been prepared for the hospital and is ready for implementation -- they are willing to execute such a plan for employees of the subject office building and for the pavilion, as well.

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In response to a direct question from Mayor Geissert, Mr. Ruetz advised that they would concur with using some of the parking area for this project as a reliever parking location for the hospital and pavilion.

The driveway on Maricopa was eliminated to improve the internal circulation plan, per Mr. Ruetz, and he advised that the driveway could be reinstated at the Council's direction.

This speaker concurred with earlier observations that on-street parking should remain on Maricopa.

Discussion continued regarding the parking issue and Mr. Ruetz agreed to have a requirement built into the lease agreements for this medical office building making on-site parking mandatory for employees noting that, if necessary, security personnel will be provided to monitor the situation.

* * *

Audience input was then invited by Mayor Geissert.

First to speak was Ms. Fran Quinlan, 4208 Michelle Drive, who reiterated her strong opposition to the subject project, noting that that opposition is based on --

1. Traffic impact on major arterials already at D and F levels of service;
2. Traffic impact in the residential neighborhoods;
3. Land use impact of a 4-story medical office building [commercial usage] in the interior Victor Precinct on a site zoned for limited manufacturing.

Ms. Quinlan pleaded with the Council to work with homeowners to restore safety, security and quiet to the neighborhoods by --

1. Allocating police traffic enforcement;
2. Requiring mitigation funds for Earl and Ocean if the project is approved;
3. Initiating a land use study for the Victor Precinct.

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Mr. Seymour Uberman, 4116 Konya Drive, noted concerns regarding --

- Two entrances and exits on Earl Street and none on Maricopa;
- Construction and demolition traffic;
- Potential addition of traffic lanes and parking prohibitions on Earl Street - need for controls with the anticipated increase in traffic;
- Visibility problems at Konya and Earl and also on Del Amo Boulevard;
- Anticipated serious traffic flow problems for eastbound Del Amo Boulevard traffic at Hawthorne.

Director of Transportation Horkay advised that his office will follow through on red-curbing a portion of Earl Street at Konya to aid visibility. City Manager Jackson advised that his office will look into the problem of vehicular parking on Del Amo which impacts visibility.

*

Mr. John Eubanks, 21617 Ladeene, President of the Southwood Homeowners Association, noted their Board's opposition to the subject project because of traffic. Mr. Eubanks suggested:

- Traffic mitigation funds be used for Ocean Avenue and Earl Street;
- Parking be retained on Maricopa and possibly on Earl;
- Free parking for the medical office building be granted by the hospital, thus easing the street parking problem.

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Ms. Wie Yue Lim, 4111 Michelle drive, expressed her concerns that the subject project will result in a significant increase in traffic at the Del Amo/Earl; Earl/Konya; and Earl/Michelle intersections. This speaker recommended the closing of Earl Street south of Michelle Drive as the most effective way of mitigating that traffic problem.

*

Ms. Helen Berg, 4114 Emerald Street, spoke in favor of the subject project deeming it a benefit for the entire City. Ms. Berg voiced her opinion that the parking structure [as originally proposed] would have served the area well.

* * *

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.

A lengthy Council discussion ensued relative to the conditions set forth and desired modifications thereto. Staff input and clarification was provided throughout the discussion.

Review of the following specific conditions took place at this time.

Condition #5: That the traffic signals on Torrance Boulevard between Earl Street and Anza Avenue shall be interconnected as specified by the Transportation Department.

Mayor Geissert pointed out that this condition should correctly read at (rather than between) Earl Street and Anza Avenue.

*

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Condition #28: That the hospital shall contribute to a traffic mitigation fund its proportionate share, if such fund is imposed by the City Council within three years from the date of final approval of the project.

The need for clarification and expansion of this condition was generally acknowledged [see action, Page 13].

*

Condition #27: That a copy of the deed or long term lease approved by the City Attorney for substitute parking location in accordance with Torrance Municipal Code Section 93.4.13 shall be submitted to the Planning Department prior to issuance of building permits.

It was ultimately determined that deletion of this condition would be appropriate in light of other modifications which were established.

During discussion the hospital's representative, Mr. Jim Ruetz advised of their concurrence with the Lot Tie Agreement as set forth in Condition #11(a).

It should be noted that during the above discussion, Councilman Applegate requested that any action taken be understood to include license to allow the City Attorney to make whatever minor modifications are deemed necessary to legalize the wording of conditions of approval. There were no objections to this request.

The following action was ultimately taken.

MOTION: Councilman Applegate moved to concur with the Planning Department for approval of the appeal and approval of the revised project on CUP 87-38 AND PP 88-17, LITTLE COMPANY OF MARY HOSPITAL, subject to all conditions as set forth in the resolutions with the following exceptions:

Condition 4. TO BE DELETED.

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Condition 5. TO READ: That the traffic signals on Torrance Boulevard at Earl Street and Anza Avenue shall be interconnected as specified by the Transportation Department.

Condition 7. TO READ: That the proponent shall submit a Transportation Demand Management Plan for hospital and pavilion employees and users and any other properties owned or controlled by Little Company of Mary Hospital to the Transportation Department for approval prior to the issuance of building permits.

Condition 11. TO READ: That a Lot Tie Agreement shall be recorded for all lots on this building site prior to building and that a division of lot be approved with recorded final map prior to first occupancy.

[DELETE 11(b)].

Condition 27. Condition as originally stated TO BE DELETED.

NEW Condition 27. TO BE ADDED: That the City shall accept the hospital's voluntary contribution of \$50,000 for mitigating traffic measures related to the development as defined by the City of Torrance.

Condition 28. TO READ: That the hospital shall contribute to a traffic mitigation fund, if such fund is imposed by the City Council within three years from the date of final approval of the project and that the money contributed under Condition #27, shall be considered as part of that contribution, if established.

Condition 29. TO BE ADDED: That the hospital shall submit a plan that meets with the approval of the Department of Transportation to provide for on-site parking at this project to serve the overflow parking needs of Little Company of Mary Hospital, the pavilion and any other properties owned or controlled by Little Company of Mary

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Hospital. Further, that each lease made on the premises with doctors, professional people or other tenants of the subject property contain a provision that the parking fee be a part of the rental fee and refusal to pay the parking fee would be a breach of the lease.

The above motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

NOTE: During formation of the above motion, Councilman Applegate explained [regarding Condition #4] that the City Attorney has addressed the fact that the City has the right at any time to change parking restrictions on any street within its boundaries. Noting that, although he personally has no problem with the elimination of Earl Street parking, Mr. Applegate stated his opinion that parking should be retained on Spencer and Maricopa Streets at this particular time.

RESOLUTION NO. 88-222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 4-STORY MEDICAL OFFICE BUILDING IN THE ML (M1-PP) ZONE ON THE WEST SIDE OF EARL STREET BETWEEN MARICOPA AND EMERALD STREETS
CUP 87-38: LITTLE COMPANY OF MARY HOSPITAL

MOTION: Councilman Nakano moved to adopt Resolution No. 88-222 as amended. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

RESOLUTION NO. 88-223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A FOUR-STORY MEDICAL OFFICE BUILDING IN THE ML (M1-PP) ZONE ON THE WEST SIDE OF EARL STREET BETWEEN MARICOPA AND EMERALD STREETS
PP 88-17: LITTLE COMPANY OF MARY HOSPITAL

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MOTION: Councilman Nakano moved to adopt Resolution No. 88-223 as amended. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

* * *

At 8:20 p.m., Mayor Geissert called a recess. The Council reconvened at 8:55 p.m., to continue with its regular agenda order.

* * *

15b. CONSIDERATION OF ACTION IN RESPONSE TO RESIDENT PETITION [Re Housing Stock Preservation]:

Mayor Geissert announced that this agenda item is for the purpose of providing for Council consideration of alternative actions, including a possible moratorium, in response to a petition from residents of the area generally bounded by Amapola Avenue on the west, Arlington Avenue on the east, Maricopa Street on the north and Torrance Boulevard on the South.

The Mayor pointed out that, although this matter is identified as a public hearing in the agenda for this meeting, it is not actually a hearing and has not been so advertised.

Planning Director Ferren provided a brief staff report and called attention to the alternatives presented [in staff material of record] for Council consideration at this time. Those alternatives are set forth below.

ALTERNATIVES:

- I. Take no immediate action. Monitor the situation.
- II. Establish a study area. Adopt a special study area to determine the potential impact of recycling the older downtown sites which are developed to less than their unit capacity. Direct that such study be sent to Planning Commission for review and recommendations.
- III. Restrict issuance of demolition permits by requiring prior approval before a demolition permit may be issued. Examples of bases for prequalification are:
 - a. Filing of plans in planning department for conceptual approval by planning commission.

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b. Filing of plans in building and safety department for plan check.

c. Concurrent issuance of building permit for replacement structure.

d. City Council and/or planning commission approval of new project for property.

Unfortunately, demolitions are often completed without benefit of permits. Currently, there is no direct penalty for such action.

IV. Adopt a construction moratorium for the area identified by the petition.

Public input was invited by the Mayor.

First to speak was Mr. Mike Wheeler, 1015 Amapola, who submitted an additional 46 signatures gathered subsequent to the 135 signatures represented on the original petition [of record]. Mr. Wheeler also submitted [for the record] photographs of various structures in the area.

Concerns regarding potential overbuilding were expressed by Mr. Wheeler, who identified an immediate concern as that of demolition of the residence at 1012 Amapola. This speaker requested a postponement of all new construction and demolition in the area for a period of 60 - 90 days, at which time they would propose to submit a plan to the Council that would protect the neighborhood and still allow for development.

The next speaker was Mr. Jerry Musick, 1011 Cota Avenue [also owner of property at 1008 and 1008 1/2 Cota]. Mr. Musick, a five-year resident of the area, expressed his opinion that traffic flow and parking have improved as a result of new condominiums and apartments in the area. The potential for substantial loss in property values should downzoning ultimately take place was pointed out by Mr. Musick, who also deemed it "total discrimination" to impose a building moratorium on their small area.

Mr. John Maul, 918 Amapola, spoke in favor of a one-year postponement in construction and demolition for this area in order to give the neighborhood an opportunity to identify

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specific problems [including parking, street width, lot size, etc.] and formulate possible solutions. This speaker confirmed a specific urgency felt by area residents in delaying, by way of a moratorium, demolition activity at 1012 Amapola.

Mr. Bob Basen, 21738 Anza Avenue, owner of a vacant lot on Cota Avenue, advised that his plans for the construction of a two-unit condominium on that lot have proceeded through the Planning Commission and are now in plan check -- it was his request that all projects presently in plan check be exempt from any moratorium that might be imposed in this area.

Identifying himself as a real estate agent, Mr. John Steffan, 25416 Crenshaw Boulevard, voiced opposition to a construction moratorium in the subject area, as a taking of property rights from people who have purchased R-3 zoning. In response to an inquiry by Councilwoman Hardison, Mr. Steffan advised that he is the owner of the property under discussion tonight [1012 Amapola], which property is presently in escrow.

Speaking in opposition to downzoning of the area was Mrs. Wahneeta Musick, 1011 Cota Avenue, who expressed her strong feelings regarding the rights of citizens to preserve the R-3 value of these properties which were purchased with the thought in mind of development to those standards in the future.

Additional speakers favoring the moratorium as requested were:

Ms. Donna Brawley, next door to proposed demolition;
Ms. Mary Comon, 1011 Amapola;
Ms. Marilyn Rodgers, resident on Dominguez;
Ms. Judy Weber, 2272 Dominguez.

These speakers urged that the character of the neighborhood be retained; that an inspection be required prior to demolition; and that any new construction be required to comply with existing architecture.

At this point in the meeting, Mayor Geissert requested that staff provide the Council with a history of the zoning in this area.

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Mr. George Folia, 4121 Mesa Street, new purchaser of property at 1012 Amapola [presently in escrow], explained that demolition of existing structures at an early point in the project tends to prevent vandalism, etc. The need of the City for additional housing was pointed out by this speaker.

Mr. Ed Aronsen, 1024 Amapola, described existing problems with traffic in the alleys and urged density controls because of the narrow streets. Mr. Aronsen stated that he would not object to construction of a garage apartment on the rear of the lot of the house in question [1012 Amapola].

Owner of commercially zoned property at 2313 and 2319 Torrance Boulevard, Mr. William Krupp questioned the reason for including the C-1 parcels along Torrance Boulevard in the map submitted with the request for a moratorium.

Mr. Mike Wheeler returned to the podium to clarify that it was not the intent of the residents submitting the petition to include those commercial properties.

At this time, Councilman Applegate requested that environmental staff investigate the property at 2259 Torrance Boulevard.

Councilwoman Hardison expressed her opinion that if, as was alluded to by one of the speakers at this meeting, many of the petition signers are renters, homeowners should be addressed. Mrs. Hardison requested that parking problems be reviewed; possibilities regarding curb cuts be set forth; various approaches to address concerns of the homeowners.

Staff Alternative #4 was deemed by Mrs. Hardison to be the most feasible manner in which to proceed. This Councilwoman pointed out that the map submitted by the petitioners covers the area to Dominguez; however, the petition itself only addresses to Maricopa -- the need to firmly establish the area of consideration was stressed by Mrs. Hardison.

Councilman Mock indicated his favor of a 60-day moratorium and indicated that he would also like to see a list of where pending projects are in the planning process for purposes of determining the possibility of grandfathering in certain classifications. Greater restrictions in terms of demolition, or at least a greater review process in that regard, was suggested by Mr. Mock who urged a study of the area as a whole.

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MOTION: Councilman Mock moved to approve the subject moratorium for 45 days and to further request in terms of things to be brought back and the area to be studied, as well as restrictions in terms of demolition.

In response to a question by City Attorney Remelmeyer, Councilman Mock specified that the Commercially zoned property on Torrance Boulevard is NOT designated as part of the area.

The motion was seconded by Councilwoman Hardison.

Council discussion developed prior to roll call vote on the motion.

Councilman Walker expressed his hope that a study of the area will result in a compatible approach whereby those who have invested in the area with the thought of building something larger than the existing small homes, will have an opportunity to exercise some rights and utilize the value of the land. Mr. Walker was strongly supportive of prohibiting further curb cuts in the area at this time.

Councilman Wirth expressed concerns regarding possible demolition in the meantime. Councilman Mock explained the intent of his motion to direct staff to return to Council next week with something along those lines also.

It was the request of Councilman Applegate that staff investigate [in addition to the property at 2259 Torrance Boulevard - see Page 18] two other properties westerly of that address. City Manager Jackson indicated that staff will follow through.

Councilman Applegate then questioned the possible affect of the proposed action on the City in terms of inverse condemnation, and was advised by City Attorney Remelmeyer that the chance of such action is minimal under the circumstances set forth and the 45 day period allotted.

It was requested by Councilman Applegate that some "very clear guidelines" be returned to the Council for establishing the extent to which the area should be preserved and the extent to which it should be changed.

Councilman Nakano expressed his opinion that the subject area does not lend itself to high density construction, particularly because of the narrow streets.

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As further clarification of the intent of his motion, Councilman Mock stated that staff is to return at the September 6 Council meeting with a list of classifications to be considered for "grandfathering in" of projects.

There was general Council concurrence that the Building and Safety department not stop the plan check process for projects already submitted.

Roll call vote on Councilman Mock's motion was unanimously favorable.

Mayor Geissert requested that, as part of the study during the 45-day moratorium period, staff look at possible modifications to the R-2 zone that would build in a floor area ratio.

EMERGENCY ORDINANCE

ORDINANCE NO 3236

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON DEVELOPMENT OF CERTAIN LAND WHICH IS WITHIN DEFINED BOUNDARIES, AND DECLARING THE PRESENCE OF AN EMERGENCY.

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3236 at its first and only reading. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. AMENDMENT OF TORRANCE CURFEW ORDINANCE:

EMERGENCY ORDINANCE

ORDINANCE NO. 3237

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 45.2.1 OF THE TORRANCE MUNICIPAL CODE RELATING TO CURFEW, AND DECLARING THE PRESENCE OF AN EMERGENCY

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MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3237 at its first and only reading. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

20. CONSENT CALENDAR;

20a. COUNCIL AWARD OF ANNUAL CONTRACT to Purchase 65 - 1 Ton
Cylinders of Liquid Chlorine (on an as requested
basis).

Re: Bid No. B88-45

Anticipated Expenditure: \$24,021.08 including tax

RECOMMENDATION:

The Purchasing Division is recommending that Council award an annual contract for 65 - 1 ton cylinders of liquid chlorine used by the Water Department in the treatment of the City's water supply to the manufacturer, JONES CHEMICALS INCORPORATED of Torrance, California, in the anticipated amount of \$24,021.08 including tax.

20b. COUNCIL AWARD OF CONTRACT to Purchase Factory Loaded
Ammunition

Ref: State of California Contract #1-88-13-02

Anticipated Expenditure: \$9,468.58 including tax

RECOMMENDATION:

The Purchasing Division is recommending that Council award an Annual Contract for FACTORY LOADED AMMUNITION, with pricing, terms and conditions based on the California State Contract No. 1-88-13-02 to the Remington Arms Company of Wilmington, DE, in the total amount of \$9,468.58 including tax.

20c. REQUEST FOR COUNCIL REJECTION OF BID -

Re: Contract for furnishing 1012 Periodical
subscriptions to Torrance Branch Libraries

Ref: Bid #B88-42

RECOMMENDATION:

Staff is recommending that Council reject the single bid received and authorize staff to rebid the requirement.

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

* * *

At 10:25 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 10:26 p.m., and the regular Council agenda order was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. Councilwoman Hardison requested that staff provide an update on the Victor Precinct -- what percentage of the Precinct has recycled; current percentage of residential/light manufacturing/medical etc. There were no objections, and it was so ordered.

22b. Councilman Walker referenced a memorandum dated August 29, 1988, from the Director of Building and Safety to the City Manager, subject: Mobil Oil Refinery - Hydrogen Fluoride vs. Sulfuric Acid Comparison Study Options. After reviewing the content of this memorandum and reiterating his concerns, Councilman Walker requested that staff provide additional information to the Council.

22c. Councilman Wirth noted that Councilman Nakano was a guest speaker at the recent South Bay Cities meeting.

22d. Fire Chief Adams introduced his children, Haley and Drew, who were present in the audience.

22e. Mayor Geissert expressed her appreciation for the excellent efforts of Mayor Pro Tem Walker in conducting the recent Council meetings.

The Mayor was extended a warm "welcome back" from her recent vacation by her colleagues -- especially Councilman Walker!

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22f. Mayor Geissert noted receipt of a check for \$5,000 from the Los Angeles County Sanitation District to be used toward the recycling program in the City of Torrance.

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 Council will also confer with the City Attorney regarding a proposed settlement in the case of Hunter v. City of Torrance, 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 10:40 p.m., the Council recessed to executive session, returning at 11:19 p.m.

City Attorney Remelmeyer recommended that the Council concur with the City Attorney's recommendation regarding settlement in the case of Hunter v. City of Torrance, Los Angeles Superior Court Case No. SWC 81374.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

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24. ADJOURNMENT:

At 11:20 p.m., this meeting of the City Council was formally adjourned to Tuesday, September 6, 1988, at 5:30 p.m.

Adjournment was dedicated to the memory of
Drs. Robert and Juanita Mantovani

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Fatey Seessell
Mayor of the City of Torrance

Dora Hong Deputy
Clerk of the City of Torrance