

I N D E X

Torrance City Council - September 6, 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, September 6, 1988, at 5:37 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

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

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by Ms. Hope Witkowsky.

The invocation for the meeting was provided by Reverend John G. Sanders, Pacific View Baptist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of August 9, 1988, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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

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ber the right to demand the reading of any such resolution or ordinance in regular order. His motion 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 Councilman Mock, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Agenda Item 15b. CUP 87-48, E. E. LOHN: Request by applicant to continue to September 20, 1988 [see Page 11].

7. COUNCIL COMMITTEE MEETINGS:

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

Ad Hoc Executive Salary Committee  
September 12, 1988 - 5:00 p.m.  
Subject: Executive Salary Survey

Transportation Committee  
September 27, 1988 - 5:00 p.m.  
Subject: Transit Issues

8. COMMUNITY MATTERS:

8a. PRESENTATION OF SERVICE AWARD - ALVIN THOMPSON:

Mayor Geissert presented a ring to Lead Meter Reader/Repairer Alvin Thompson in commemoration of his 35 years of dedicated service to the City. There was appreciative acceptance by Mr. Thompson.

8b. PROCLAMATIONS OF COMMENDATION FOR SUPPORT OF CRIPPLED CHILDREN'S SOCIETY, HOSPICE FOUNDATION, AND YWCA:

SO PROCLAIMED by Mayor Geissert.

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Ms. Hope Witkowsky, Executive Director of the Torrance YWCA and Ms. Jane Lespino, Executive Director of the Los Angeles County Crippled Children's Society joined the Mayor in recognizing the following Proclamation recipients.

Republic Bank  
Holiday Inn-Harbor Gateway  
Alpine Village  
Drake Office Overload  
Gledhill Chevrolet.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. WILSON PARK TEMPORARY PARKING LOT:

RECOMMENDATION:

The Parks and Recreation Director and the Parks and Recreation Commission are recommending that City Council authorize staff to have the dirt parking lot at Wilson Park paved, for a cost not to exceed \$30,000; and that the funds for the project be taken from Wilson Park Project #78142.

MOTION: Councilwoman Hardison moved to concur with the above stated recommendation on Agenda Item 9a, including the specified allocation of funds. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

9b. EDISON COMPANY CONTRIBUTION TO FINE ARTS FUND:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council accept the contribution [\$250.00] from the Southern California Edison Company to the Torrance Fine Arts Fund.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

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9c. AMENDMENT OF AGREEMENT RE MADRONA MARSH PERIMETER FENCE AND PERTINENT LANDSCAPING:

RESOLUTION NO. 88-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND FORMA DESIGN, INC., FOR THE PREPARATION OF CONSTRUCTION DOCUMENTS FOR PERIMETER IMPROVEMENTS OF THE MADRONA MARSH NATURE PRESERVE, FOR A SUM NOT TO EXCEED \$14,500

MOTION: Councilman Nakano moved for the adoption of Resolution No. 88-224. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AWARD OF CONTRACT - CONSTRUCTION OF SLIDING STEEL GATE FOR VINE AVENUE ACCESS TO SHERY HIGH AND SCROC (B88-44).

City Attorney Remelmeyer stated, for the record, that this is NOT a street closure. Vine Street ends at the SCROC property, Mr. Remelmeyer pointed out, and the construction of the subject gate will close the access of SCROC to Vine Street with the consent of SCROC.

RESOLUTION NO. 88-225

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARDED A CONTRACT TO RYCO CONSTRUCTION, INC., FOR THE CONSTRUCTION OF SLIDING STEEL GATE FOR THE VINE AVENUE ACCESS TO SHERY HIGH AND SCROC

MOTION: Councilman Nakano moved to adopt Resolution No. 88-225. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

MOTION: Councilwoman Hardison moved to appropriate \$10,000.00 from Gas Tax Funds to cover final design costs and coordination efforts with TUSD and SCROC; and to appropriate \$12,642.00 from General Funds to cover construction costs.

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Her motion, seconded by Councilman Wirth, carried unan-  
imously by roll call vote.

10b. IMPLEMENTATION OF LINE #8 EXTENSION:

At the invitation of Mayor Geissert, Director of Transportation Horkay summarized this agenda item [per written material of record], and called attention to the following --

RECOMMENDATION

The Council Transportation Committee recommends that the full City Council:

- 1) Authorize the addition of 4.5 permanent bus operator positions to the Transit budget at mid-year for a total of 66 such positions.
- 2) Authorize staff to place the driving duties of the two morning and afternoon peak period buses on Line #8 out for competitive bid and direct staff to submit a bid from the Torrance Transit System.
- 3) Authorize staff to pursue the creation of a new classification of permanent part-time bus operators and to budget 1,560 hours under this classification during the second half of FY 1988-89.
- 4) Authorize staff to exercise the option to add five buses to the bus procurement (for eight replacement buses) awarded to Gillig Corp. on June 28, 1988. These five buses would cost \$864,275, plus an estimated \$33,000 for fareboxes and radios (total estimated Proposition A Local Return cost: \$897,575).
- 5) Authorize staff to seek funding from other cities along Line #8 to help defray costs.
- 6) Authorize staff to pursue the establishment of a park and ride site along Hawthorne Boulevard south of Pacific Coast Highway as the southern terminus for Line #8.

Chairman of the Council's Transportation Committee, Councilman Wirth, provided added input. A lengthy Council discussion followed.

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Various questions were posed by Councilwoman Hardison encompassing related financial considerations and concerns. Various alternative approaches were noted by City Manager Jackson, and options presently being reviewed were explained by Director of Transportation Horkay, who also stipulated that the order for the new buses will not actually be placed until the matter is returned to the City Council.

The concept of a park and ride facility at the County's landfill site was addressed, and it was the strong opinion of Mayor Geissert that a commitment for use, as well as funding for improvements, should be established prior to any firm commitments for the Line #8 extension.

It was the Mayor's further firm position that a formula or proposal for cost sharing should be worked out and presented to all other cities that will benefit from the extension of Line #8. Mayor Geissert expressed her opinion that inasmuch as all of the cities receive Proposition A funds, and since transit is a common problem for all, there should be an equitable sharing of costs.

Councilman Applegate stressed the need for prioritization of the options presented by the Committee, and he suggested that the exact routing of the line might be established based on the cities willing to participate in the program. The park and ride site was deemed imperative by this Councilmember.

As a general thought, Councilman Wirth commented that the extension of Line #8 is very important simply because of the traffic funneling through the City of Torrance and into the aerospace area and action should be taken to move forward on the issue. Mr. Wirth further pointed out that individual cities will be most likely to contribute if there is an "open door" policy to serve those cities.

In analyzing the extensive discussion and information at hand on this agenda item, City Manager Jackson stated that the Committee's recommendation [with actual purchase of the buses deferred until various elements are finalized] would allow staff to proceed in an orderly fashion, with various "stop" points along the way should it become apparent that the project cannot proceed.

Councilman Wirth acknowledged the considerable details to be worked out; however, he stressed the need to move forward with this proposal in order to deal with the severe traffic problems in the area. The following was offered.

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MOTION: Councilman Wirth moved to concur with the Transportation Committee's recommendation, as stated. His motion was seconded by Councilman Mock.

Prior to roll call vote, Mayor Geissert reiterated her strong feelings that, inasmuch as the traffic problem is regional in scope, the Line #8 extension should be supported financially by all cities benefited thereby.

Councilwoman Hardison requested that this matter be returned as an agenda item with information on Recommendations #3, #5, and #6 prior to moving forward with #1 and #4.

Councilman Wirth voiced specific reservations surrounding prospective funding support from certain cities; however, he ultimately agreed to MODIFY his motion to include Councilwoman Hardison's above statement.

Roll call vote on the motion AS MODIFIED was unanimously favorable.

Mayor Geissert urged that a meeting with the County Supervisors be scheduled as soon as possible regarding the park and ride issue.

10c. CITY'S PARTICIPATION IN IN-LIEU REPLENISHMENT PROGRAM:

RESOLUTION NO. 88-226

A RESOLUTION OF THE COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY'S PARTICIPATION IN THE 1988-89 IN-LIEU REPLENISHMENT PROGRAM SPONSORED BY THE CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-226. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

10d. SB 2111 - METRO-RAIL FUNDING:

RESOLUTION NO. 88-227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE STATING OPPOSITION TO SENATE BILL 2111, METRO RAIL FUNDING

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MOTION: Councilman Nakano moved to adopt Resolution No. 88-227. His motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable.

14. PERSONNEL MATTERS:

14a. CITY ATTORNEY COMPENSATION RESOLUTION AND PROFESSIONAL SERVICES CONTRACT:

RESOLUTION NO. 88-228

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT TO RETAIN KENNETH NELSON AS SPECIAL COUNSEL FOR LEGAL SERVICES FOR THE PERIOD OF NOVEMBER 1, 1988, TO NOVEMBER 30, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-228. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 88-229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 88-169 AND ADOPTING A NEW PROCEDURE GOVERNING EMPLOYMENT COMPENSATION FOR THE CITY ATTORNEY EFFECTIVE DECEMBER 1, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 88-229. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

14b. POLICE RESERVES:

RESOLUTION NO. 88-230

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH UNIFORM ALLOWANCE FOR MEMBERS OF THE TORRANCE POLICE RESERVES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-230. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

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15. HEARINGS:

15a. PP 88-10: LISA MARTIN (RUSSEL E. BARTO, AIA):

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 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 (RUSSEL E. BARTO, AIA).

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

During the staff presentation by Principal Planner Gibson, it was noted that the Planning Department recommends approval of the appeal and approval of the revised request, which he pointed out has been redesigned to incorporate the garage into the residence and to reduce the overall height from 27 feet to 25 feet.

The architect for this project, Mr. Russ Barto, #3 Malaga Cove Plaza, Palos Verdes Estates, described their plan modifications per concerns voiced by the Council at its August 9, hearing on this item.

Councilman Nakano indicated his concerns regarding the proposed balcony at the rear of the second story and possible intrusion from that point into the privacy of the neighbors to the rear. Mr. Nakano inquired as to the architect's willingness to further modify the plans to remove that problem.

Mr. Barto pointed out that the balcony, as designed, was part of the original proposal and is no closer to the rear property line than previously. This speaker noted that the balcony is very small [6 feet x 4 feet] and he did not feel it would encourage intrusion on neighbors' privacy.

The neighbor to the rear of the subject property, Ms. Donna Riley, 22231 Redbeam, requested denial of the project based on the privacy issue. This speaker also brought up a matter of fence, pool, and privacy involving another neighbor [unrelated to this project]. The history and present status of that consideration were reviewed by Principal Planner Gibson and Planning Director Ferren.

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Mr. Richard Sharp, 22225 Redbeam, agreed with objections voiced by Ms. Riley and also expressed concern regarding the possible precedent-setting nature of a second story addition. This speaker, likewise, requested denial.

Ms. Virginia Costantino, 22219 Redbeam, also opposed the proposed balcony because of potential loss of privacy and the possible precedent that will be set thereby. Ms. Costantino also spoke regarding the fence issue on another property in this neighborhood, as referenced earlier by Ms. Riley.

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 Walker, and roll call vote was unanimously favorable.

Councilman Applegate noted that the Council previously continued this item to give the applicant an opportunity to rectify problems represented by placement of the garage one foot from the rear property line and also with direction to lower the overall height as much as possible. Mr. Applegate pointed out that these concerns have been addressed; therefore, he offered the following.

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Department for approval of the appeal and approval of the revised request on PP 88-10, LISA MARTIN (RUSSEL E. BARTO, AIA).

The motion was seconded by Councilman Walker.

Prior to roll call vote, Council comments were generally directed to the efforts of the proponent to redesign in conformance with Council concerns voiced at the previous hearing. The fact that the balcony was not noted as a problem at that previous hearing and also the fact that it is quite small and is located beyond French doors off of a bedroom some 40 feet from the rear property line were all noted. It was further observed by Mayor Geissert that a single level addition of the proposed square footage would have brought the structure close enough to the rear property line to have caused a significant privacy problem.

Councilman Applegate's motion for approval of PP 88-10, carried as shown below:

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AYES: Councilmembers Applegate, Hardison,  
Mock, Walker, Wirth and Mayor Geissert.

NOES: Councilman Nakano [concerns regarding  
privacy issue as related to balcony].

In response to a question by Mayor Geissert, the proponent indicated from the audience that they are willing to consider landscaping at the rear property line with plantings taller than the existing six-foot wall.

RESOLUTION NO. 88-231

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 ADDITION OF A FIRST AND SECOND STORY  
TO AN EXISTING SINGLE-FAMILY RESIDENCE IN  
THE HILLSIDE OVERLAY DISTRICT IN THE R-1  
ZONE ON PROPERTY LOCATED AT 22302 WARMSIDE  
AVENUE

PP 88-10: LISA MARTIN

MOTION: Councilwoman Hardison moved to adopt Resolu-  
tion No. 88-231. Her motion was seconded by Councilman Walker,  
and roll call vote was unanimously favorable.

15b. 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.

MOTION: Councilman Applegate moved to continue Agenda Item 15b [CUP 87-48: E. E. LOHN] to the City Council meeting of September 20, 1988, 5:30 p.m. [See Page 2].

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

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17. ADMINISTRATIVE MATTERS:

17a. SELECTION OF VOTING AND ALTERNATE DELEGATES TO ANNUAL CONGRESS OF CITIES BUSINESS MEETING:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council select one voting delegate and two alternate voting delegates for the Annual Business Meeting of the Congress of Cities.

Staff clarification on this agenda item was provided by Management Assistant Sunshine, who pointed out [per supplementary material of record] that delegates previously chosen by the Council for the National League of Cities were:

Mayor Geissert, Delegate  
Councilman Applegate, Voting Delegate  
Councilman Walker, Alternate.

MOTION: Councilman Applegate moved to designate Mayor Geissert as delegate and voting delegate "and anything else she needs to be to represent the City." His motion was seconded by Councilman Walker.

The Mayor indicated her desire that the two alternates be included in the motion, and declared the motion carried without objection.

17b. PAYROLL/LABOR SYSTEM MAINTENANCE AND DOCUMENTATION CONTRACTS:

RECOMMENDATION:

The Information Systems Director recommends the Council award a six-month contract to Mr. Eric Kanstroom for the maintenance and support of the Payroll/Labor System in an amount not-to-exceed \$22,800 and a second contract for the development of a documentation package in an amount not-to-exceed \$53,000.

MOTION: Councilman Applegate moved to concur with the recommendation of the Information Systems Director as stated. His motion was seconded by Councilman Walker [no vote was taken].

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RESOLUTION NO. 88-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A SIX-MONTH CONTRACT WITH MR. ERIC KANSTROOM, INDEPENDENT CONTRACTOR, TO PROVIDE SUPPORT AND MAINTENANCE OF THE CURRENT PAYROLL/LABOR SYSTEM

MOTION: Councilman Nakano moved to adopt Resolution No. 88-232. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

RESOLUTION NO. 88-233

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 MR. ERIC KANSTROOM, INDEPENDENT CONTRACTOR, TO PREPARE AND DELIVER TO THE CITY OF TORRANCE FULL AND COMPLETE DOCUMENTATION OF THE PAYROLL/LABOR SYSTEM.

MOTION: Councilman Nakano moved to adopt Resolution No. 88-233. This motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17c. HOUSING STOCK PRESERVATION AND ENHANCEMENT:

City Attorney Remelmeyer reviewed the subject matter [per supplementary material of record] and noted the following staff recommendation:

1. Adopt either Ordinance "A" or "B", and settle the boundaries of the moratorium area so that the land use study may proceed.
2. Review and discuss Ordinances "C", "D", "E", and "F", and then continue those matters for at least two weeks so that staff may think through each of the options and consider how they would operate on a city-wide basis, or whether they would be best applied only to certain designated areas of the City. Further, it may be necessary to provide specific definitions so they may be better

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implemented. Such definitions should include "demolition", "property zoned for two family use", and when, and how curb cuts are to be brought to the attention of the Engineer or Planning Director.

Councilman Applegate recommended that Ordinance "B" be adopted which excludes R-3 properties fronting on Dominguez [both Ordinances "A" and "B" exclude the commercial property fronting on Torrance Boulevard].

Mr. Mike Wheeler, 1015 Amapola, concurred with the boundaries set forth in Ordinance "B".

MOTION: Councilwoman Hardison moved to adopt Ordinance "B". Her motion was seconded by Councilman Walker. [No vote was taken].

ORDINANCE B

ORDINANCE NO. 3238

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: Councilwoman Hardison moved to adopt Emergency Ordinance No. 3238 at its first and only reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Discussion developed regarding proposed Ordinances "C" and "D" addressing the issue of curb cuts.

Councilman Walker stated his opinion that requests for exception under this ordinance be submitted through the Planning, rather than Engineering, Department.

Councilwoman Hardison expressed concern that needed controls be in place during the interim period prior to return of a modified emergency ordinance.

Building and Safety Grippo advised that an emergency ordinance could be returned in two weeks regarding the control of curb cuts.

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At this point, Mr. Grippo submitted a modification to Page 4 of the written material on this agenda item, setting forth the plan check status within the moratorium area. [That revised list is hereby incorporated in these minutes as follows.]

BUILDING & SAFETY PLAN CHECK STATUS WITHIN MORATORIUM AREA

<u>ADDRESS</u>	<u>OWNER</u>	<u>DESCRIPTION</u>	<u>STATUS</u>
1. 1014 Cota ave. #A-F	Gary Comstock	New 6 Unit Apt.	Plans out for correction.
2. 1023-25 Cota Ave	Basen Invest.	New 2 Unit Condo	Bldg. & Grading plans submitted 8-30-88 for plan check CUP#88-31 Approved
3. 1023 Portola Ave. A-C	G. Folia	New 3 Unit Apt.	Plans out for correction 8-9-88 CUP #88-17. Grading permit issued 8-19-88.
4. 1028 Portola Ave.	A. Green	4482 sq.ft. new 2 unit apt. & guest room plus new garages.	Bldg. plan submitted 8-15-88. Plan check pending two units per R-2 Stds.
5. 1018 Portola Ave.	R. Bissell	New second single family dwelling over 4-car garage	Plans out for corrections. Grading plans ready to issue.
NOTE: The following project has been denied by the Planning Commission and has been appealed to the City Council.			
6. 803 Amapola Ave.	R. Good	New 4 Unit Condo.	CUP #88-12

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Audience comments were invited by the Mayor.

Mr. Gary Comstock, 24462 1/2 Hawthorne Boulevard, developer of 1012 and 1014 Cota, advised of his plans to remove the existing curb cuts at those sites. [Item #1 on staff list - see Page 15].

Mr. John Maul, 918 Amapola, indicated concern that there is no provision for public notice regarding proposed curb cuts, and described problems in the area.

Mayor Geissert requested that, when this item is returned to Council, staff provide input regarding the possibility of tying mandatory alley access [Ordinance "C"] to street width.

The next audience speaker was Mr. Bob Good, 2445 West 230th Street [#6 on Building and Safety list - Page 15], suggested that the City consider requiring dedication for future street widening where feasible. This speaker explained that his project will require one curb cut on Amapola, but will be 5 feet less in width than the existing curb cut. This speaker described the present condition of his property at 803 Amapola, and noted his desire to demolish the buildings as soon as possible.

Mr. Bob Basen, 21738 Anza Avenue [#2 of staff report], noted that his project at 1023 Cota has an existing curb cut. Mr. Basen spoke in favor of curb cuts in general, noting that off-street parking is gained in the setback area, and open area green space is preserved rather than becoming concrete for access. He also pointed out that when one side of the street does not allow parking nothing is lost by adding curb cuts.

Mr. George Folia, owner of 1023 Portola Avenue [#3 on staff report], requested favorable consideration regarding his project.

Mr. Andy Green, 1106 Portola, developer at 1028 Portola [#4 of staff report], described his project and advised that one curb cut is required.

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There being no one else in the audience who wished to speak, Mayor Geissert invited Council action on the properties listed in staff's report on the status of properties within the moratorium area.

MOTION: Councilman Applegate moved that all projects with plans submitted to the Building and Safety Department on August 30, 1988, or before, be grandfathered [Items #1 through #5 on the list provided]. The motion was seconded by Councilman Walker.

Mr. Applegate noted that in all cases these individuals were well into the process or had made substantial commitments to their projects prior to the August 30th date.

At the time of his second, Councilman Walker noted that two of the five have gone through the process and obtained CUP's; and all are basically improving the on-street parking situation. In his opinion, this is a reasonable way to treat the entire area.

Mr. John Maul returned to the podium at this time to urge careful consideration of any street widening because of existing trees. He also suggested that, wherever possible, curb cuts be placed along one side of the property so that there is also potential for use by the adjoining property.

Roll call vote on the above motion was unanimously favorable.

It was noted by Planning Director Ferren that the Good project [#6 on staff's list] will be before the Council on appeal on October 11, 1988.

Councilwoman Hardison requested that, during the 45-day moratorium period, staff provide the Council with an interim report on possible approaches to R-2 construction on R-3 zoned property which could be considered pending action in this regard by the Planning Commission.

Councilman Applegate expressed concerns regarding the desire of a property owner to demolish a structure because of an existing hazardous situation. City Attorney Remelmeyer advised that if there is a genuine safety problem, there would have to be an exception to the process so that the land owner would be permitted to proceed with demolition.

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18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3235:

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 adopt Ordinance No. 3235 at its second and final reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT For the Purchase of One (1) Budgeted Gasoline Powered Mobile Air Compressor for the Water Department.  
Ref: Bid No. B88-46  
Expenditure: \$9,755.40 including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body authorize the purchase of one (1) gasoline powered mobile air compressor for the Water Department, from the low responsible bidder, INGERSOLL - RAND EQUIPMENT SALES, Pico Rivera, California in the amount of \$9,755.40 including sales tax.

- 20b. AWARD OF ANNUAL CONTRACT To Purchase Ready-Mixed Concrete, Class "A" and Class "C".  
Re: Bid No. B88-43  
Anticipated Expenditure: \$177,637.74 including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body award an Annual Contract for the purchase of Ready Mix Concrete, Class "A" and Class "C" to the low responsible bidder, Chandlers Palos Verdes Sand and Gravel Company of Lomita, California, in the anticipated amount of \$177,637.74, including tax.

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

\* \* \*

At 8:10 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 8:11 p.m., and the regular City Council agenda order was resumed.

\* \* \*

22. ORAL COMMUNICATIONS:

22a. Mayor Geissert expressed appreciation to Councilman Walker for serving as Mayor Pro Tem for this past six-month period, and announced that Councilwoman Hardison will serve as Mayor Pro Tem from September 9, 1988 to March 8, 1989.

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 and City Manager regarding a proposed assignment of a lease between the City of Torrance and Specialty Restaurants, Inc. (Doolittle's Raiders Restaurant premises on Skypark Drive) to Real Property Resources, Inc. and renegotiation of lease to permit the construction of an office building thereon, with Scott Putnam as negotiator. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

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At 8:15 p.m., Mayor Geissert called a brief recess which was followed immediately by the executive session as above announced.

The Council returned at 9:17 p.m., to take the following action.

RESOLUTION NO. 88-234

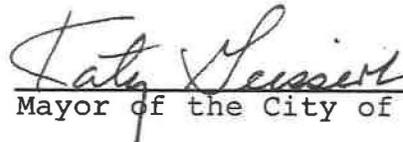
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS ASSOCIATION FOR THE PERIOD FROM JUNE 5, 1988 TO JULY 1, 1989 INCLUDING CERTAIN CHANGES CONTAINED THEREIN

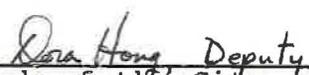
MOTION: Councilman Nakano moved to adopt Resolution No. 88-234. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

24. ADJOURNMENT:

At 9:19 p.m., this meeting of the City Council was formally adjourned to Tuesday, September 13, 1988, 7:00 p.m.

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Mayor of the City of Torrance

  
\_\_\_\_\_  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

City Council  
September 6, 1988