

I N D E X

Torrance City Council - September 13, 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 13, 1988, at 7:06 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: Councilman Applegate.

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

3. FLAG SALUTE/INVOCATION:

Boy Scout Troop #310 - James Gordon Scoutmaster, led in the salute to the flag.

The invocation for the meeting was provided by Father Fred Fotion, St. Katherine's Eastern Greek Orthodox Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Wirth moved to approve the minutes of the City Council meeting of August 16, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilman Applegate absent].

MOTION: Councilman Wirth 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 [Councilman Applegate absent].

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Wirth 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 Applegate absent].

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Executive Salary Committee
Met September 12, 1988, 5:00 p.m.
Subject: Executive Salary Survey
Written report forthcoming to Council.

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

Thursday, October 13, 1988 - 5:00 p.m.
Subject: Transportation Reorganization.

Citizen Development and Enrichment Committee
Wednesday, September 28, 1988 - 4:30 p.m.
Subject: Joint Child Care; Graffiti
Removal; etc.

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8. COMMUNITY MATTERS:

8a. RESOLUTION RECOGNIZING ST. KATHERINE'S GREEK ORTHODOX CHURCH:

RESOLUTION NO. 88-198

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RECOGNIZING THE 30TH ANNIVERSARY OF THE ST. KATHERINE GREEK ORTHODOX CHURCH AND ACKNOWLEDGING THE MANY CONTRIBUTIONS OF ITS MEMBERSHIP

MOTION: Councilman Nakano moved to adopt Resolution No. 88-198. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote [Councilman Applegate absent].

Father Fred Fotion from the St. Katherine Greek Orthodox Church was present to accept this resolution. Father Fotion was accompanied by Mr. Cris Eliopulos, a member of the Torrance Parks and Recreation Commission.

8b. RESOLUTION HONORING BETTY JEANNE CAMPBELL-LAHR:

RESOLUTION NO. 88-219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING BETTY JEANNE CAMPBELL-LAHR FOR HER SERVICE TO THE COMMUNITY AS PRINCIPAL OF ARNOLD ELEMENTARY SCHOOL

MOTION: Councilman Nakano moved to adopt Resolution No. 88-219. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Applegate absent].

8c. PROCLAMATION proclaiming Saturday, September 17, 1988, as "United States Constitution Day."

SO PROCLAIMED by Mayor Geissert.

Copies of this proclamation were presented by the Mayor to Mrs. Lowell Shelhart of the El Redondo Chapter D.A.R., and Ms. Patricia Kirkwood of the Rancho Palos Verdes Chapter D.A.R.

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8d. PROCLAMATION proclaiming Friday, September 16, 1988, as
"National POW/MIA Recognition Day."

SO PROCLAIMED by Mayor Geissert, and presented to Mr.
Gabriel Flores of the Veterans Administration.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AGREEMENT BETWEEN CALTRANS AND CITY OF TORRANCE FOR
SHARING COST OF STATE HIGHWAY ELECTRICAL FACILITIES:

RESOLUTION NO. 88-236

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AGREEMENT
FOR COST-SHARING OF STATE HIGHWAYS IN
THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-236. His motion, seconded by Councilman Mock, carried
unanimously by roll call vote [Councilman Applegate absent].

MOTION: Councilman Wirth moved to approve the neces-
sary appropriation of funds. His motion was seconded by Council-
woman Hardison, and roll call vote was unanimously favorable
[Councilman Applegate absent].

10b. JOINT POWERS AGREEMENT FOR SOUTH BAY CORRIDOR STUDY
PHASE III:

RECOMMENDATION:

It is recommended that the City Council adopt the
Agreement and authorize the expenditure of \$100 for
the City's share of the annual operating budget for
the South Bay Corridor Steering Committee.

MOTION: Councilman Wirth moved to concur with staff's
recommendation on Agenda Item 10b. His motion was seconded by
Councilwoman Hardison, and roll call vote proved unanimously
favorable [Councilman Applegate absent].

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10c. SOUTH BAY COMMUTER TRANSPORTATION IMPLEMENTATION PLAN (CTIP):

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body adopt the resolution designating the City of Torrance as lead agency for purposes of administering the CTIP service and approving, in concept, an MOU to be executed with each CTIP participant city (the actual MOU document would come before Council within the next two weeks). Also, the Department of Transportation recommends that Council appoint a Councilmember representative and alternate to the CTIP.

Background information on this agenda item [per written material of record] was summarized by Director of Transportation Horkay.

During the ensuing discussion City Manager Jackson, Director of Transportation Horkay, and Sr. Administrative Analyst Hildebrand provided clarification and expansion as requested.

In response to questions posed by Councilwoman Hardison, Ms. Pat McLaughlin, a member of the Los Angeles County Transportation Commission [LACTC] staff, described the federal grant funding application procedure for a proposal such as this.

Observing [per backup information provided] that Rancho Palos Verdes had earlier volunteered to be the lead agency for CTIP, Councilwoman Hardison questioned the proposal at this point that the City of Torrance become lead agency and the procedure to be followed in making that determination. Time factors involved were of particular concern to Mrs. Hardison.

Representing the City of Rancho Palos Verdes was its Transit Administrator, Ms. Marta Espantman, who provided desired funding information and historical data regarding the program. Ms. Espantman noted that the City of Rancho Palos Verdes will support CTIP participants in the proposal to have the City of Torrance assume the role of lead agency, and will also assist in whatever manner possible in effecting the transition.

Addressing scheduling concerns which were voiced by Councilwoman Hardison, Ms. Espantman displayed a time line which has been proposed and indicated the concern of Rancho PV that the program be implemented as soon as possible.

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Mayor Geissert next reviewed the language of the MOU pertaining to liability, financial responsibility, etc. Following input by City staff, Ms. McLaughlin of LACTC also came forward to provide information in response to the Mayor's concerns.

During the continuing discussion, City Manager Jackson deemed this an opportunity to achieve the first new and significant transportation services for the South Bay, and indicated his opinion that the various factors appear to be coming together to the extent that, if an arrangement can be worked out between the City of Rancho Palos Verdes, the City of Torrance, and LACTC, success within the time line established is a possibility.

In response to a direct question from Councilman Wirth, Mr. Jackson affirmed that this program, as well as the City's proposal to extend Line #8, would require additional staffing -- a preliminary look at the budget, Mr. Jackson advised, indicates that it could be accomplished and would be viable.

Addressing the various points of concern which have been voiced, City Manager Jackson reiterated staff's recommendation that the Council concur with the general concepts of the MOU, subject to return of the document with approval of the City Attorney as to specific form.

Mayor Geissert invited audience input.

Mr. Michael Tilman, 4006 Emerald, Apt. #307, advised that he currently rides the #685 bus to the El Segundo employment area, this line being scheduled for termination at some point in the future. This speaker registered concern that there be continuity of service to this area and also that service continue from Palos Verdes via Anza and Inglewood Avenues.

Ms. Espantman, the Transportation Administrator from Rancho Palos Verdes, explained that continuity will be retained if the time lines currently set forth are preserved.

The following motion was ultimately offered.

MOTION: Councilman Walker moved to concur with the recommendation of the Department of Transportation as stated. His motion was seconded by Councilman Mock, whereupon the Mayor called for a number and title for the resolution which follows.

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RESOLUTION NO. 88-237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DESIGNATING THE CITY OF TORRANCE AS LEAD AGENCY FOR THE PURPOSE OF ADMINISTERING THE TRANSIT SERVICE RECOMMENDED BY THE SOUTH BAY COMMUTER TRANSPORTATION IMPLEMENTATION PLAN AND APPROVING THE CONCEPTS FOR A MEMORANDUM OF UNDERSTANDING WITH THE PARTICIPANT CITIES IN THE SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-237. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable [Councilman Applegate absent].

Referencing staff recommendation that the Council appoint a Councilmember representative and alternate to the CTIP, Councilman Walker MOVED that Mayor Geissert represent the Torrance City Council in developing CTIP and that Councilman Mock serve as alternate representative. This motion was seconded by Councilman Mock.

Prior to roll call vote, Mayor Geissert indicated her preference that Councilman Wirth, as Chairman of the Council's Transportation Committee, serve as representative as the process moves along, with the Mayor sitting in on the initial negotiations of the MOU, etc.

Councilman Walker MODIFIED HIS MOTION to allow for such change by future directive of the Council.

The motion, AS AMENDED, carried unanimously by roll call vote [Councilman Applegate absent].

15. HEARINGS:

15a. CUP 88-25: NICK OLAR AND MIKE BAFFA.

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of a three-story, four-unit apartment building in the R-3 zone at 2432 Cabrillo Avenue. CUP 88-25: NICK OLAR AND MIKE BAFFA.

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

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Staff presentation was provided by Principal Planner Gibson, who noted the recommendation of the Planning Commission and Planning Department for denial of the appeal and approval of the request.

Following clarification of specific aspects of the project by Mr. Gibson as requested by individual Councilmembers, Mayor Geissert invited the proponent to speak.

Mr. Mike Baffa, 423 South Pacific Coast Highway, Redondo Beach, described the subject project as having a height of 24 feet as compared to 32 feet for the project to the north. Setbacks, access and open space design, as well as the use of subterranean parking in order to minimize the effect of bulk were all noted, and this speaker provided details of nearby construction projects as desired by the Council.

There was no response to the Mayor's invitation for additional audience speakers. Councilman Walker MOVED to close the hearing. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilman Applegate absent].

Council discussion ensued.

Mayor Geissert, who stated that she appealed this case in order to allow for Council review of the project, praised the architectural drawings of the exterior of this project. However, she noted her concern that since adoption of the more restrictive R-3 Code there seems to be a trend to "take chances with a CUP", rather than staying within the new restrictions.

Deeming this a good project which has the appearance of two stories [parking being subterranean], Councilman Walker offered the following --

MOTION: Councilman Walker moved to concur with the Planning Commission and Planning Department for approval of CUP 88-25 and denial of the appeal. The motion DIED FOR LACK OF A SECOND.

Councilwoman Hardison noted that she would prefer the subterranean parking arrangement to a project some 33 or 35 feet in height; however, concerns regarding the floor area ratio were

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expressed by Mrs. Hardison because, in her opinion, that represents compatibility to the neighborhood. Dissatisfaction with the accomplishments of the recently adopted modifications to the R-3 ordinance were expressed by this Councilmember.

Councilman Wirth indicated his displeasure with the project to the north of this one, and stated his opinion that approving the subject project would continue an undesirable trend in this neighborhood. With those comments, Mr. Wirth offered the following --

MOTION: Councilman Wirth moved to grant the appeal on CUP 88-25, NICK OLAR AND MIKE BAFFA, and DENY the project WITHOUT PREJUDICE. His motion was seconded by Councilman Mock.

Discussion continued prior to roll call vote.

Mayor Geissert reaffirmed her previous statement that this is an attractive design from the street; however, in her opinion, it begs the issue of density and that is what the recent modifications to Code and citizen complaints addressed.

Councilman Walker spoke strongly against denying this project, enumerating the many design features which go toward making this, in his opinion, a quality and desirable project.

The motion for denial without prejudice carried by way of the following roll call vote:

AYES: Councilmembers Hardison, Mock, Nakano, Wirth and Mayor Geissert.

NOES: Councilman Walker.

ABSENT: Councilman Applegate.

15b. CUP 88-26: ABBOTT-MARSHALL ARCHITECTS.

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of a three-story, four-unit apartment building in the R-3 zone at 2756 Gramercy Avenue. CUP 88-26: ABBOTT-MARSHALL ARCHITECTS.

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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 Commission and Planning Department recommend denial of the appeal and approval of the request.

Architect, Mr. Dean Abbott, 3127 Santa Monica Boulevard, Santa Monica, noted his feeling that the project meets or exceeds all City requirements. Photographs of nearby developments were submitted by Mr. Abbott, and, in the course of discussion, he noted that he would be amenable to berming his project in order to visually reduce the height impact if that were the desire of the Council.

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

Councilwoman Hardison indicated her desire to see a height reduction for this project along with some berming in front to effectuate a two-story appearance. The need for reasonable compatibility with R-1 development because of the R-1 units still remaining in the neighborhood was noted by Mrs. Hardison.

Mayor Geissert concurred that a height reduction would be in order, and she noted opposition to using adjoining properties as a standard when the Council spent a great deal of time in trying to change that standard. Of further concern to the Mayor was the series of staircases and walkways depicted in this design which, she felt, would represent an intrusion on the privacy of residents.

During discussion, the applicant indicated his concurrence to a continuance of this item in order to allow for redesign.

MOTION: Councilman Wirth moved to continue CUP 88-26, ABBOTT-MARSHALL ARCHITECTS, to November 15, 1988, 5:30 p.m., in order to provide an opportunity for the applicant to work with staff and make modifications that might be acceptable. The motion was seconded by Councilman Walker.

Council concerns were then defined as follows.

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Councilwoman Hardison: height; compatibility with berming or a partial subterranean in order that the project appears lower; explore the possibility of a proposal without the stairwells [privacy is an issue].

Councilmen Nakano and Mock: height.

Applicant requested permission to speak, whereupon Councilman Wirth MOVED to reopen the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Applegate absent].

Mr. Abbott requested further clarification and specific direction regarding Council desires.

Mayor Geissert explained that when the Council was considering modifying the R-3 Code there was serious consideration of using height as a guideline (27 feet). That was later modified by the Council to indicate that if a building in the R-3 zone exceeds two stories [rather than in excess of 27 feet] a Conditional Use Permit is required. Her personal concern with the three-story design was indicated by the Mayor.

Councilman Walker suggested that a new architectural approach is needed. Rather than dwarfing adjacent buildings, Mr. Walker recommended that the applicant "should be looking at going in the other direction", and he pointed out that design latitude is provided with a subterranean garage.

Councilman Mock advised that his concerns center around the density of the project; two stories is very important, but he recommended that there be latitude in design and that the applicant work with staff.

The applicant, Mr. Abbott, stressed the time put forth in working with staff on this project.

Councilman Wirth restated his above motion to continue CUP 88-26, ABBOTT-MARSHALL ARCHITECTS, to the City Council meeting of November 15, 1988, 5:30 p.m. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilman Applegate absent].

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17. ADMINISTRATIVE MATTERS:

17a. DARK NIGHTS FOR CITY COUNCIL:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council remain dark on the following dates: October 18, 1988 for the League of California Cities Conference; November 8, 1988, Election day; and December 6, 1988 for the National League of Cities Conference.

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

20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT for the purchase of eighteen Bullet Resistant Vests for the Torrance Police Department.
Ref: Bid No. B88-50
Expenditure: \$12,726.96 including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body award a contract for the procurement of eighteen (18) Bullet Resistant Vests to the low responsible bidder, ADAMSON INDUSTRIES of Costa Mesa, CA, in the amount of \$12,726.96 including tax.

MOTION: Councilman Walker moved to concur with staff recommendation on Agenda Item 20a. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote [Councilman Applegate absent].

* * *

At 9:21 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency adjourned at 9:22 p.m., and the regular City Council agenda order was resumed.

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22. ORAL COMMUNICATIONS:

22a. Fire Chief Adams noted that a member of the City of Torrance Fire Department staff has been sent as an observer to Frenchman's Flats, Nevada, to observe testing regarding hydrofluoric acid.

22b. Councilwoman Hardison requested that staff return to Council with possible R-3 zoning modification considerations.

22c. Mayor Geissert expressed appreciation for Councilwoman Hardison's concerted efforts as Council liaison concerning the Cultural Arts Center.

22d. Mayor Geissert referenced correspondence recently received relative to SB 2111, and requested Council concurrence that a response be sent setting forth the City's strong position in this regard. There were no objections and it was so ordered.

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 the proposed lease of City-owned airport property, the site now occupied by the El Rancho Motel, to William J. Adkins for the purpose of developing a Lexus automobile agency. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

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The City Council will also confer with the City Attorney regarding litigation entitled City of Torrance v. Fred Smith, et al., Los Angeles Superior Court Case No. C 620563. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(a).

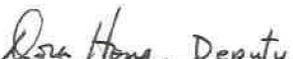
At 9:30 p.m., Mayor Geissert called a brief recess which was followed immediately by the executive session as above announced.

The Council returned at 10:30 p.m., and the meeting was formally adjourned to Tuesday, September 20, 1988, 5:30 p.m.

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Mayor of the City of Torrance



Deputy
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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