

I N D E X

Torrance City Council - November 29, 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, November 29, 1988, at 5:39 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, Acting Deputy City Clerk Thompson, and Staff representatives.

Considered next out of order --

22a. It was with great sadness that Mayor Geissert announced the passing, on Sunday evening, November 27, 1988, of Dr. Donald E. Wilson. The Mayor paid tribute to Dr. Wilson as follows.

Dr. Wilson served the people of Torrance as a School Board member, as a four-term City Council member, and finally as City Clerk -- a total of 21 years in elected office, during which time he brought calm, reason and compassion to all that he did in the public sector.

He was a quiet but determined fighter for parks, libraries and good planning and played a critical role in the shaping of the City as we know it today.

As a human being, Don possessed a rare quality of kindness and gentleness. We were privileged to have

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had him among us; to have him serving us and to have been able to call him a friend.

Mayor Geissert then directed that this meeting be adjourned in memory of Dr. Don Wilson.

* * *

Councilman Walker remembered occasions of support afforded to him personally by Dr. Wilson and stated that "no one could ever ask for a better friend; no city could ever ask for a better person."

* * *

City Manager Jackson recognized Dr. Wilson as a citizen with an overwhelming commitment to serve -- often a quiet man -- always a statesman.

He was a very important part of the redefining of Torrance, looking to the control of growth, quality of life, the investment in City personnel and capital.

As Councilman and City Clerk he served Torrance well and has left much to be admired. The executive staff, the City Manager and the employees of the City are saddened by his loss. May God bless and keep him.

* * *

City Attorney Remelmeyer recalled his long acquaintance with Dr. Wilson and deemed him to be a "Christian gentleman."

He was a man of tremendous rectitude and character -- always took a positive view of things. I remember him best as a man who embodied the finest quality of anyone in city government -- the quality of the Council today, its democracy and decorum, are to a large measure due to Dr. Wilson and his own personal qualities. We will miss him greatly.

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3. FLAG SALUTE/INVOCATION:

Ms. Margo Davis led in the salute to the flag.

The invocation for the meeting was provided by Pastor Daniel Weaver, Del Amo Baptist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

No minutes available.

MOTION: Councilman Applegate moved that after a number has been assigned and title read to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk's office 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:

Item 10b. MOBIL OIL LICENSE AGREEMENT: Withdrawn per City Manager Jackson.

Item 15b. D 88-17, KENNETH T. HUANG: Requested continuance - see Page 22.

7. COUNCIL COMMITTEE MEETINGS:

FINANCE COMMITTEE

Met this date for First Quarter Budget Review Report forthcoming.

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8. COMMUNITY MATTERS:

8a. PRIVATE INDUSTRY COUNCIL APPOINTMENTS:

RECOMMENDATION:

It is recommended [by the PIC Policy Board] that the Council appoint and officially swear in members of the Carson/Lomita/Torrance PIC as listed below.

1. Clinton G. Borrell
Manager - Employee Relations
ARCO Products Company
2. Doris E. Terrazone
Employment Manager
MPI
3. Lennie Faragallah
Vice President
Cal-Surance Group.

MOTION: Councilwoman Hardison moved that the above listed individuals be appointed and duly sworn to the Carson/Lomita/Torrance Private Industry Council. Her motion was seconded by Councilman Nakano, and roll call vote proved unanimously favorable.

These individuals were then duly sworn by Acting Deputy City Clerk Deborah Thompson, and they were extended a warm welcome by the Mayor.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. CONSULTING ENGINEERING SERVICES - WATER FACILITIES:

City Attorney Remelmeyer requested that the resolution accompanying this agenda item be adopted subject to approval of the contract by the City Attorney's office.

RESOLUTION NO. 88-291

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND JAMES M. MONTGOMERY, CONSULTING ENGINEERS, INC. FOR THE PROVISION OF TECHNICAL SERVICES FOR THE REPLACEMENT OF WATER STORAGE, PUMPING PLANT AND TREATMENT FACILITIES AT THE WATER DEPARTMENT'S ELM AVENUE SITE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-291, subject to the approval of the City Attorney. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

10b. LICENSE AGREEMENT WITH MOBIL OIL:

Held - see Page 3.

Taken out of order at this time --

17a. CONSIDERATION OF APPLICANTS FOR CITY CLERK POSITION:

Mayor Geissert noted that the resignation of Dr. Wilson as City Clerk was effective November 11, 1988, and, according to the City Charter the City Council has the option of making an appointment to fill that vacancy within 30 days of the effective date of resignation.

The Mayor announced that the term of office of the appointee will be until the next regular City election in March of 1990, at which time that individual will have the option of running for election to the position of City Clerk.

Charter provisions that the City Clerk must be an elector of the City for at least 30 days and must devote full time to the duties of the office were then noted by the Mayor, following which all applicants for appointment [listed below] were invited

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to come forward and introduce themselves to the Council. Each individual was requested to indicate his status as an elector of the City of Torrance, and each responded positively except where indicated.

John A. Bramhall, 5010 Vista Del Vegas.

Marcia Cribbs, 2055 Johnson Court.

Frederick L. Dixon, 16709 Francis Court.

Robert I. Foster, 2811 Danaha Street.

Donald C. Liebson, 4545 Laurette Street [WITHDREW his application at this time].

James R. Mills, 23709 Lucille Avenue.

Sean McCann, 2309 Pacific Coast Highway, Hermosa Beach [address on application].

In response to questioning by the Mayor, this applicant advised that his residence address for the past two years has been 2334 West Del Amo Boulevard in the City of Torrance. Deputy City Clerk Thompson noted that he is not so listed by the County Registrar of Voter's office, and the City Attorney recommended that, if Mr. McCann is the Council's choice, there be further verification of his elector status prior to finalization of the appointment.

Myriam (Dowdy) Roberts, 3627 Garnet Street, #19.

Gerald C. Sancoff, 2624 South Bayport Drive.

Edward C. Streichman, 1552 Post Avenue.

Richard Turner, 1625 Juniper Avenue.

Lola Ungar, 3903 Bluff Street.

Benjamin L. Wallace, 2300 Maple Avenue, #2 [this applicant was not present this evening].

Guthrie Worth, 5102 Via El Sereno.

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Following introduction of the above applicants, Mayor Geissert requested confirmation of the Council's desire to appoint, rather than hold an election at this time. This was confirmed as the general consensus of the Council.

Councilwoman Hardison then placed Mr. John Bramhall's name in nomination for City Clerk. There were no further nominations.

MOTION: Councilman Walker moved for a unanimous ballot in the appointment of John A. Bramhall as City Clerk. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

RESOLUTION NO. 88-292

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPOINTING JOHN A.
BRAMHALL TO THE OFFICE OF CITY CLERK.

MOTION: Councilman Nakano moved to adopt Resolution No. 88-292. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Mr. Bramhall was duly sworn to office by Mayor Geissert.

* * *

At this time Police Sergeant Paul Besse announced that this is the 23rd year in which the Torrance Police Officers Association has sent a Christmas float through the streets of Torrance distributing candy to the children.

Santa then entered the Council Chambers to present candy to members of the Council and to wish everyone a "Merry Christmas".

* * *

Mayor Geissert reminded those present that this is the last Council meeting to be attended by Mr. Remelmeyer in his capacity as City Attorney [November 30, being his date of retirement]. The Mayor called a brief recess for purposes of recognizing this occasion with the serving of cake and coffee in the lobby.

The recess was called at 6:30 p.m., and the meeting reconvened at 7:02 p.m.

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The Council now returned to its regular agenda order.

12. PLANNING AND ZONING MATTERS:

12a. CONSIDERATION OF REVISED R-2 STANDARDS:

Mayor Geissert announced that this matter was last considered at the November 22 Council meeting at which time an emergency ordinance was adopted revising the R-2 development standards. The results of further staff review [at Council's request] of open space and storage requirements are available for consideration at this time, the Mayor noted.

Staff report was provided by Planning Director Ferren, who explained that the modified ordinance available in the agenda packet further modifies open space and storage requirements.

A brief discussion developed.

Councilwoman Hardison expressed concerns over the abrupt drop from 500 cu. ft. of lockable storage space to none, and she ultimately indicated her desire to see 200 cu. ft. established as an interim measure [pending further study]. She also expressed concerns that, as presently set forth, the entire amount of open space required could be virtually all cement.

The intent of staff to work with developers in areas of concern [including small lot issues, bonus parking, storage, open space, etc.] was voiced by Planning Director Ferren, who surmised that this matter could be returned to the Council in approximately 30 days.

Parking requirements were of specific concern to Mayor Geissert. In the instances where a driveway exists which would accommodate a car's length, the Mayor suggested that be considered as the third parking space.

Building and Safety Director Grippo referenced supplementary material from his department and, pursuant thereto, suggested that the property at 18721 Crenshaw Boulevard might appropriately be grandfathered in.

Audience input was invited by the Mayor.

Mr. Dana Stickney, 3527 West 228th Place, owner of the property at 18721 Crenshaw Boulevard, advised that he was present to answer questions.

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Mr. Bob Basen, 21738 Anza Avenue, addressed lockable storage, open space, and bonus parking issues from a builder's standpoint, and offered to work with staff in formulating workable standards.

EMERGENCY ORDINANCE

ORDINANCE NO. 3245

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ORDINANCE 3243 AND RE-ENACTING THE PROVISIONS OF ARTICLE 6 OF CHAPTER 1, OF DIVISION 9, AND AMENDING SECTIONS 93.2.2, 93.5.11 AND 95.3.28, ALL PERTAINING TO DEVELOPMENT STANDARDS FOR THE R-2 ZONE, AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3245 at its first and only reading. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable.

In response to an inquiry by Mayor Geissert, Planning Director Ferren advised that he would anticipate being able to bring this item back to Council January 10, 1989.

MOTION: Councilwoman Hardison moved that the project at 18721 Crenshaw Boulevard be grandfathered in. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote.

Councilwoman Hardison then inquired regarding possible legal ramifications involving construction to other than the existing zone on a property. City Attorney Remelmeyer advised that upon the return of this matter to Council, the appropriate interpretation will be embedded in the ordinance, with all zones to be changed accordingly.

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14. PERSONNEL MATTERS:

14a. AMENDMENTS, CONTRACTS AND RENEWALS FOR 1988-89 JTPA
EMPLOYMENT AND TRAINING PROGRAMS:

RESOLUTION NO. 88-293

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND THE CITY CLERK TO EXECUTE AND
ATTEST A CONTRACT AMENDMENT, CONTRACT, AND
CERTAIN CONTRACT RENEWALS BETWEEN THE CITY
OF TORRANCE AND MC DONNELL DOUGLAS CORPORA-
TION, LOS ANGELES PROJECT WITH INDUSTRY, LOS
ANGELES UNIFIED SCHOOL DISTRICT, AND TORRANCE
UNIFIED SCHOOL DISTRICT

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-293. His motion, seconded by Councilman Mock, carried
unanimously by roll call vote.

15. HEARINGS:

15a. ZC 85-2, CUP 85-34, PP 85-17: KELT ENERGY, INC:

Councilwoman Hardison announced that she would abstain
[for reasons previously stated] in consideration of this matter.
She then departed from the Council Chambers.

Mayor Geissert announced that this was the time and
place for continuation of City Council consideration of an appeal
of a Planning Commission approval of a Zone Change, Conditional
Use Permit and Precise Plan of Development to allow a secondary
oil recovery project by waterflooding a 560 Acre portion of the
Southeast Torrance Oil Field from a consolidated drill site in
the C-3 Zone at the northeast corner of Sepulveda Boulevard and
Border Avenue. ZC 85-2, CUP 85-34, PP 85-17: KELT ENERGY, INC.
(GREGG MARTIN).

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

During the staff presentation by Principal Planner Gib-
son, it was noted that staff continues to recommend denial of the
appeal and approval of ZC 85-2, CUP 85-34, and PP 85-17, subject
to all recommended conditions of approval.

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At the Mayor's invitation, the following speakers came forth to represent the proponent in this case.

Representing Kelt Energy was Mr. Gregg Martin, 3878 Carson Street, who began his presentation by recalling the two major issues for which this hearing was continued -- (1) time for Kelt to talk with existing oil operators in the area, and (2) development of an acceptable claims resolution method.

Addressing the first subject, Mr. Martin advised that of the 27 producing wells in the area Kelt has plugged two; another contractor has plugged a third well; and agreements have been reached whereby this project will encompass 20 producing wells in all. Of the four remaining wells, Mr. Martin advised that there are ongoing discussions with one operator for their three wells, and a decision by the owner of the last outstanding well is pending the outcome of this hearing.

As to the second issue, Mr. Martin advised that at the time the entire insurance matter is worked through with the City Attorney's office, a detailed claims resolution will be published setting forth an expedient manner for handling any general liability claims occurring as a result of Kelt's activities.

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Mr. Joseph J. Mendoza, 712 Fair Oaks Avenue, South Pasadena, a petroleum engineer registered with the State of California, addressed the problem of 23 wells [inaccessible by normal means] which he judged to be of doubtful mechanical condition and unable to prevent the upward and downward migration of fluid. This speaker deemed Kelt's proposal to drill relief wells alongside these wells to be a method of mitigation, minimizing the deleterious effect of what he termed a "time bomb waiting to go off".

Mr. Mendoza stated his opinion that right now is the greatest danger of breakthrough and this means is the only technically sound method of mitigating the problem of these abandoned wells which might otherwise leak to the surface or into the waterflood.

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Mr. Mendoza then offered his opinion that the cash flow analysis provided by Kelt [material of record], represents a good conservative estimate of what can be expected from a royalty standpoint, what the school district can expect, and what the City of Torrance can expect from its acreage in the project.

*

Identifying himself as a registered geologist and a certified engineering geologist in the State of California, Mr. Dennis Allen, 2106 Venice Drive, South Lake Tahoe, was present to represent Kelt Energy with respect to certain safety aspects of the proposed operation.

Commenting on the fact that waterflood operations are a common occurrence in urban areas today, Mr. Allen noted that, with a history of some 30 years of operation, he is not aware of any loss of life or extensive damage to nearby residential property from such activity.

Among the positive aspects of waterflood activities, Mr. Allen noted:

- fire and other safety hazards are reduced;
- safety measures are more easily handled;
- oil field subsidence is either mitigated or stopped;
- oil field operations and equipment are at least relatively safe and resistant to earthquake damage when compared to other structures that are subject to the same stresses;
- the well cementing techniques required by the DOG will preclude fresh water contamination.

* * *

This concluded the proponent's presentation relative to safety.

Further audience input was invited by the Mayor.

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Mr. Milan D. Smith, Jr, 21515 Hawthorne Boulevard, of the law firm of Smith & Hilbig, was present to represent the Torrance Company, operator of the Del Amo Mall. This speaker referenced correspondence dated November 28, 1988 [of official record], copies of which were in the hands of Councilmembers, in which he outlined concerns regarding potential dangers from explosion, fire, pollution, subsidence, etc. attributable to the proposed waterflood project.

Referencing the insurance binders submitted by Kelt, Mr. Smith expressed his opinion that these policy binders essentially exclude all underground activities -- all seepage, pollution and contamination of any sort -- which are risks of major concern. It was his recommendation that: the project should be covered by at least \$50 million of insurance; the letter of credit should be increased to a minimum of \$10 million; the indemnity required of the various levels of the Kelt Company should be required of each level; and the policies should be carefully reviewed by the City's insurance consultant to ensure that "the exclusions don't eat up the policy."

Concerns were voiced by both Councilmen Nakano and Walker regarding the insurance issue. Councilman Walker indicated his strong desire to have the details of coverage established prior to any approval of the project by the Council. It was the suggestion of City Attorney Remelmeyer that, should the Council decide to accept the waterflood project on its merits as a land use measure, the ordinance may be adopted, but the Conditional Use Permit which encompasses the insurance provisions may be held for two weeks to allow substantial time for investigation.

Mr. Peter Lacombe, 3848 Carson Street, approached the podium to refute Mr. Smith's observations, stating that Mr. Smith's "facts are incorrect." Correspondence dated November 29, 1988, from Kelt Energy was referenced by Mr. Lacombe as responding to Mr. Smith's letter. Said correspondence, he reported advises the City of the limits for personal injury; establishes insurance coverage as related to seepage, pollution and contamination and also notes that subsidence and rebound are included, as are underground operations.

Mr. Smith returned once more to state that he stands behind everything in his letter.

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Ms. Sue Herbers, 2264 West 230th Street, speaking as the President of the Southeast Torrance Homeowners Association [SETHA], related the Association's strong opposition to this project. At the inception of her comments, Ms. Herbers stated, for the record, that SETHA is a nonprofit organization concerned with the protection and preservation of the nonpartisan political, economic and social rights of the SETHA community.

Ms. Herbers voiced SETHA's dissatisfaction with the proponent's failure to communicate with the association as had been desired, noting that "Mr. Martin's letter of November 11, and his verbal offer of November 22, to talk to each Board member individually or . . . as a group was a great example of too little way too late to make for a meaningful dialogue."

Following a reiteration of SETHA's concerns regarding safety, abandoned wells, Kelt's credibility and dependability, incomplete nature of the contingency plan, etc., Ms. Herbers offered the following proposal --

- That certified title insurance be obtained on all the mineral rights of each property; plotted on City of Torrance maps by the company; updated as new wells are drilled; and kept as part of the public record in any department so named by the City Council.
- That all insurance, bonding, and letters of credit be kept at maximum levels to reflect any inflation rates for the duration of this 30-year project; also that the homeowners association and/or citizens receive adequate and timely notification of any problem or standard reviews of this project.

Denial of the project was urged by this speaker.

* * *

The following speakers also voiced OPPOSITION to the proposed waterflood project.

- Ms. Jackie Shelhart, 23204 Falena Avenue, owner of property at 23126 Falena [no mineral rights].
- Mr. Robert Donald Smith, 2341 West 230th Place.

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- Mr. John Bedard, 4701 Bindewald Road, former Chairman of Homeowners Against Drilling in Torrance [HADIT].
- Mr. Tony Randazzo, 2076 West 236th Place.
- Ms. Margaret Whipps, 2427 West 230th Place [correspondence of record].
- Mr. Dan Sprague, 2131 West 230th Street [no mineral rights].
- Mr. Ed Rodriguez, 23210 Huber Avenue.
- Ms. Tessie Dugally, 1904 West 233rd Street.
- Mr. John Eubanks, 21617 Ladeene Avenue, President of the Southwood Homeowners Association.
- Ms. Gerry Marshall, 1803 Reynosa Drive [owns mineral rights].
- Ms. Eva Pack, 2855 Gramercy Avenue.
- Mr. Dan Rickard, 2443-235th Place [owns mineral rights].
- Mr. Alex Areyan, 1809 Reynosa Drive.
- Mr. Grant Tidmarsh, 2151 Middlebrook Road.
- Ms. Marjorie Maxwell, 4309 West 231st Street, owner of property at 1811 Calimar Street.
- Mr. Norris Pan, 3142 West 233rd Street, owner of property at 2727 and 2733 Cabrillo Avenue.
- Mr. John Bailey, 23404 Walnut Street [disputed value of letter of recommendation from State of Kansas (official record) as that operation is in a rural, not residential, area and problems have existed which are not indicated in the letter].
- Ms. Peggy Dowell, 23321 Falena Avenue [also owns another piece of property in the area].
- Mr. Edward Hurst, 22963 Walnut.

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Concerns voiced by the above speakers included:

- Overall safety of the project including dangers represented by "unknowns".
- Negative impact on nearby residents -- noise, fumes, vibration, fire danger, etc.
- Unrest, apprehension and fear represented to the residents.
- Confusion and suspicion surrounding the project.
- Possible inadequacy of insurance protection.
- Responsible agency in the event of a disaster.
- Absence of satisfactory communication and meetings with homeowners.
- Responsibility for improperly abandoned wells in the area.
- Questions re safety of the pipeline under the increased load.
- Lack of organization and communication on the part of Kelt.
- Unacceptability of Kelt's organizational chart.
- Possibility of compounding existing problems with Mobil Oil because of increased activity.
- Questions re royalties promised and the varying figures in that regard represented by Kelt.

* * *

Speakers who FAVORED the proposed project were:

- Mr. Leonard Kasari, 2450 West 233rd Street.
- Ms. Karen Gebhard, 2156 237th Street [owns mineral rights].
- Mr. Fred Schnorr, 22938A Nadine Circle [owns mineral rights].

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- Mr. Paul Schwartzhoff, 2215 West 236th Place.
- Ms. Wilma Shreiber, 3013 Softwind Way [owns mineral rights].
- Mr. Terrence H. Clark, 5665 Reseda Boulevard, Tarzana.
- Mr. C. Heitz, 5203 Bluemound Road, Rolling Hills Estates, representing the estate of R. W. Rodobarger, owner of five parcels of property and three operating oil wells within the district.
- Mr. White, Pastor of Torrance Four Square Church, 2150 West Sepulveda Boulevard.
- Ms. Arlene Dorman, 22908 Fern Avenue.
- Ms. Natalie Reem, 8428 Pontz Avenue, West Hills [owns mineral rights in the subject area].
- Mr. John Adams, 2122-236th Place [owns mineral rights].
- Ms. Eva Bailey, 2245 West 233rd Street.
- Mr. J. B. Graner, 2525 Lemon Avenue, Long Beach [correspondence of record submitted].
- Mr. Tim O'Maley, 2931 Plaza Del Amo [does not own mineral rights].
- Mr. Clark Tyrrell, 2034-235th Street [owns mineral rights].
- Mr. Roy Sharp, 2441 West 233rd Street.
- Mr. Ed Scofield, 1101 Bennett Avenue, Long Beach, sales engineer for an oil field service company.
- Mr. Ralph Beggars, 61 Corinthian Walk, Long Beach [owns mineral rights].
- Mr. Ian Engh, 22812 Pepper Tree Place [owns mineral rights].
- Mr. Frank Wier, 17 Quarterhorse Lane, Rolling Hills Estates.

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Positive observations offered by these speakers included:

- Existing energy crisis.
- Entitlement to the value of mineral rights.
- Resultant benefit to the City and School District.
- Project would provide a level of protection not available otherwise.
- State of the art in the oil industry has vastly improved over previous years.
- Citizens are fortunate if Kelt is willing to assume responsibility for the abandoned wells.
- Waterflooding controls subsidence.
- Proposal is a well-planned and engineered oil development project.
- Project addresses aesthetics and is highly concerned with safety, traffic, noise, air quality and waste water usage.

* * *

Another speaker, Mr. Bud Carson, 2146 West 235th Street, did not state his stand insofar as the subject project is concerned, but requested, and received, clarification from Building and Safety Director Grippo regarding the possibility of a liquefaction problem in the area.

* * *

During the extensive audience input on this agenda item, a recess was called by the Mayor at 9:15 p.m. The Council reconvened at 9:35 p.m.

* * *

At the conclusion of remarks from the audience, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable [Councilwoman Hardison ABSTAINED].

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Council discussion proceeded as follows.

Councilman Applegate inquired as to what protection is afforded the City regarding pressure levels in existing wells. Building and Safety Director Grippo explained that, should the pressure rise too high in the existing wells [as indicated by the monitoring wells located in Sur La Brea Park] the City would turn to the Division of Oil and Gas for direction and requirements to be imposed on the well operators in order to mitigate the problem.

Identifying his major concern involving this project [in addition to noise, odors, etc.] to be the "unknowns", Councilman Applegate questioned whether, at this stage in the City's growth, the reintroduction of additional oil operations would be desirable. Additionally, this Councilmember pointed out that many long-time residents have anticipated the removal of neighborhood wells by way of the City's abatement policy.

This project, per Councilman Applegate, would be out of place.

*

Noting the concerns involving this type of proposal which continue to be voiced by his constituents, Councilman Wirth, therefore, indicated his opposition to the project.

*

Councilman Nakano referenced the multi-level corporate structure composing Kelt and the difficulty in pinpointing the company's identity.

Affirming his dissatisfaction with the proposal before the Council, Councilman Nakano expressed his opinion that not all the factors are present that would make him feel comfortable with the approval of this project.

*

Recalling that residents have indicated their desire for many years to see this area freed of oil pumpers and tanks, Councilman Walker noted his initial reaction to the subject

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waterflood project as a means of accomplishing that end; however, in his opinion, there are too many questions still unanswered.

Mr. Walker indicated his hope that at some time in the future the questions regarding safety and liability -- how to communicate -- when to communicate -- financial benefit, not only to those people who have leases, but to the City as a whole and to the School District, etc. will be made "very, very clear up front."

*

Mayor Geissert advised that her concern regarding this project has always been one of land use -- whereas waterfloods are an accepted means of recovering secondary oil, the question comes down to the appropriateness of the drill site, this one being too small for what is proposed and too close to residential uses.

Continuing, the Mayor pointed out dramatic differences between the proposed project and the Great Lakes Waterflood project: Great Lakes is located on 5.3 acres as opposed to 2.2 acres for this project; there are substantially fewer wells in the Great Lakes project; Great Lakes was approved in the middle of a largely undeveloped, commercially zoned area, some 625 feet from the nearest residential property as opposed to the subject proposal which is within 50 feet of residential uses.

The fact that this is a very long term commitment, Mrs. Geissert noted, has also shaped her thinking, it being her opinion that when a governmental body makes that kind of commitment for a neighborhood it has to be made in the environment of excellent communications which has been very much lacking in this proposal and with these particular proponents.

Mayor Geissert indicated her further disapproval of the manner in which support was rallied for this meeting -- based upon pure financial gain for people who own the mineral rights, rather than on good planning or on neighborhood concerns. The efforts that have been made to communicate the Mayor judged to have been somewhat wrong and "too little, too late."

The following motion was then offered.

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MOTION: Councilman Applegate moved to grant the appeal and DENY ZC 85-2, CUP 85-34, PP 85-17, KELT ENERGY, INC. His motion was seconded by Councilman Mock.

Prior to roll call vote, Mr. Peter Lacombe approached the podium and requested permission to speak, whereupon Councilman Walker MOVED to reopen the hearing. His motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable [Councilwoman Hardison ABSTAINED].

Mr. Lacombe, speaking for Kelt, acknowledged that there has been a tremendous lack of communication, and requested that the application be withdrawn without prejudice so that Kelt can go into the community and address the issues of concern.

Councilman Wirth was understanding of Mr. Lacombe's feelings; however, he offered his opinion that to comply with the request would be unacceptable to the citizens and, therefore, unacceptable to him. Mr. Wirth noted that Kelt will have a new opportunity if so desired, and he would personally "rather see a fresh start on this."

MOTION: Councilman Applegate then moved to reclose the public hearing. His motion was seconded by Councilman Wirth.

Prior to roll call vote on that motion, Councilman Walker requested an explanation of the difference between a denial and a denial without prejudice. City Attorney Remelmeyer advised that "without prejudice" allows the proponent to return at any time; "with prejudice" signifies that the application cannot be revived before six months have passed.

Roll call vote on the above motion to reclose the hearing was unanimously favorable [Councilwoman Hardison ABSTAINED].

The motion on the floor to grant the appeal and deny the project carried by unanimous roll call vote [Councilwoman Hardison ABSTAINED].

Councilman Walker expressed his hope that in the period of time from this point until a new applicant [either Kelt or someone else] comes forth, the concerns of the people who spoke would be analyzed and all of the answers and desired information would be put together prior to reintroducing such a proposal. Mr. Walker indicated that his vote in opposition to the project

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was because of the concerns of the people and the unanswered questions, and not regarding this land use issue on Sepulveda Boulevard.

* * *

Councilwoman Hardison returned to the Council Chambers and rejoined her colleagues at this time.

* * *

15b. D 88-17: KENNETH T. HUANG:

Mayor Geissert announced that this was the time and place for City Council consideration of a Councilmanic appeal of a Planning Commission approval of a request to allow a two-lot subdivision on property located at 2880 Pacific Coast Highway.
D 88-17: KENNETH T. HUANG.

Proof of publication as provided by the office of the City Clerk was filed without objection.

Receipt of a request for continuance of this item for an indefinite period [see Page 3] was noted by the Mayor.

MOTION: Councilman Applegate moved to continue Agenda Item 15b, D 88-17, Kenneth T. Huang. His motion was seconded by Councilman Walker, and it was so ordered without objection.

Planning Director Ferren advised that this request will be readvertised if brought forward in the future.

17. ADMINISTRATIVE MATTERS:

17a. APPOINTMENT OF CITY CLERK:

Considered earlier - see Pages 5-7.

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- 17b. RENEWAL OF CONTRACT FOR INSURANCE AND OTHER FINANCIAL CONSULTING SERVICES
Contract Period: 12-12-88 to 12-12-89.

RESOLUTION NO. 88-294

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 HELLING AND ASSOCIATES FOR INSURANCE AND CLAIMS CONSULTING SERVICES

MOTION: Councilman Nakano moved to adopt Resolution No. 88-294. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

- 18a. ORDINANCE NO. 3244:

ORDINANCE NO. 3244

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY FACING MADRID AVENUE FROM THE ALLEY SOUTH OF TORRANCE BOULEVARD TO SONOMA STREET FROM THE ALLEY EAST OF MADRID AVENUE TO THE ALLEY WEST OF MADRID AVENUE INCLUDING PROPERTY FRONTING ON EL DORADO STREET AND THE NORTH SIDE OF SONOMA STREET FROM R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL) TO R-2 (TWO-FAMILY RESIDENTIAL)
ZC 88-3: CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Ordinance No. 3244 at its second and final reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

Councilwoman Hardison reminded the Council [per November 22nd Council meeting] that there are four homes on the south side of Sonoma, owners of which have requested that they be included in this zone change.

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MOTION: Councilwoman Hardison moved that the above noted request for change of zone consideration of the four properties on Sonoma Street be placed on the City Council agenda of December 13, 1988. Her motion was seconded by Councilman Wirth, and carried without objection.

20. CONSENT CALENDAR:

20a. RELEASE OF BONDS - TRACT NO. 44557
SUBDIVIDER: Wesco Development Co.
ENGINEER: Westco Engineering & Surveying
LOCATION: S.E.C. Carson & Flower
NO. OF LOTS: 8 units - 4 lots - 2 units/lot.

RECOMMENDATION:

The Engineering Department recommends that the bonds for Tract No. 44557 be released.

20b. COUNCIL AWARD OF CONTRACT

Re: Purchase of P.C. Computer Network for City
Prosecutor's Office
Ref: Bid #B88-55
Expenditure: \$5,754.20.

RECOMMENDATION:

It is recommended that Council award a contract to the low bidder, The Data West Company of Torrance, CA to provide the City Prosecutor's office with a two-station networking p.c. system in the total amount of \$5,754.20 including tax (from which our 1% local sales tax rebate would be subtracted).

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

20c. COUNCIL AWARD OF CONTRACT:

RE: Purchase of P.C. Computer Hardware for City
Departments
Ref: Bid #B88-57
Expenditure: \$160,366.31 including tax.

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RECOMMENDATION:

It is staff's recommendation that Council authorize the purchase of the listed [per agenda material] p.c. computer hardware utilizing Bid B88-57 for pricing, from the Low Bidder, The Data West Company of Torrance, in the total amount of \$160,366.31 including tax.

At the request of Councilman Mock, City Manager Jackson provided clarification regarding the above computer hardware capabilities.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20c, with the additional appropriation. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

* * *

At 10:30 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. At 10:33 p.m., the meeting of the Redevelopment Agency was adjourned to Tuesday, December 13, 1988, 5:00 p.m., and the regular agenda order of the City Council was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. See Pages 1 and 2.

22b. City Manager Jackson paid tribute to retiring City Attorney Stanley E. Remelmeyer on this, the occasion of his last City Council meeting as City Attorney.

Each Councilmember, in turn, joined in praising the efforts of Mr. Remelmeyer during his 32 years as City Attorney, and all who spoke wished him well in his retirement.

22c. Mayor Geissert noted the presence, until December 21st, of the can tree in the lobby of City Hall.

22d. Mayor Geissert noted that construction of the Bartlett Center will soon be completed, and reminded the Council of the

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substantial donation from the estate of Carolina Gertruda Marie Ritsema to be used for the benefit of senior citizens in the City of Torrance. The Mayor suggested that a special room at the Bartlett Center furnished in Ms. Ritsema's memory might be an appropriate recognition of her generosity.

Mrs. Geissert also recommended that the late Bob Hosler be recognized for his efforts on behalf of seniors in this City, and she suggested that the Senior Citizens Council be invited to suggest appropriate ways in which to recognize him at the Bartlett Center.

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 for the following purposes:

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.

To confer with the City Manager and the City Attorney regarding the lease of City owned airport property to Real Property Resources, inc. [this leasehold is currently held by Specialty Restaurants]. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

To confer with the City Manager and the City Attorney regarding the leasing of City owned airport property at Pacific Coast Highway and Madison Street, with Cohen and Torino, a commercial center known as Madison Park. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.8.

To confer with the City Attorney regarding authority to negotiate settlement of claim for Gary and Nadine Bowman, Claim No. A87-542. Authority for holding an

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executive session for this purpose is contained in Government Code Section 54956.9 (b) (1) .

To confer with the City Attorney regarding authority to negotiate settlement of claim for Theresa Zito, Claim No. A88-130. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (b) (1) .

To confer with the City Attorney regarding authority to negotiate settlement of claim for Jeannie Gonzalez, Claim No. A88-173. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (b) (1) .

To confer with the City Attorney regarding current litigation entitled City of Torrance vs. Walter J. Egan, Los Angeles Superior Court Case No. C 694935. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a) .

To confer with the City Attorney regarding litigation entitled John Rastello, et al. vs. Rollo Green, et al., Los Angeles Superior Court Case Number SWC 74882. Authority for holding an executive session for this purpose is contained in Government Code Section 54956.9 (a) .

At 10:52 p.m., the Council recessed to executive session for the above stated purposes, returning at 11:59 p.m., to take the following action.

MOTION: Councilman Applegate moved to concur in concept with the Memorandum of Intent with the Torrance City Attorneys Association. His motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

Acting Deputy City Clerk Thompson assigned number and read title to --

RESOLUTION NO. 88-295

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH CERTAIN
CHANGES REGARDING WAGES, HOURS, AND WORKING
CONDITIONS FOR EMPLOYEES REPRESENTED BY
TPSA RESOLUTION NO. 88-194

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MOTION: Councilman Nakano moved to adopt Resolution No. 88-295. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

City Attorney Remelmeyer requested action with regard to the three claims: Bowman, Zito and Gonzalez previously noted.

MOTION: Councilman Applegate moved to concur with the City Attorney's recommendation in settlement of the following three claims: Gary and Nadine Bowman, Claim No. A87-542; Theresa Zito, Claim No. A88-130; and Jeannie Gonzalez, Claim No. A88-173.

His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

24. ADJOURNMENT:

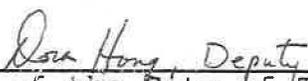
At 12:02 a.m. [Wednesday, November 30, 1988] the November 29th meeting of the City Council was formally adjourned to Tuesday, December 13, 1988, 5:00 p.m. for purposes of a workshop session regarding the Theater Arts Complex -- regular Council agenda to commence at 7:00 p.m.

Adjournment was dedicated to the memory of

Dr. Donald E. Wilson.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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