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Torrance City Council - December 13, 1988

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# # # # #

Peggy Laverty  
Minute Secretary

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MINUTES OF AN ADJOURNED  
REGULAR MEETING OF THE  
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER;

The Torrance City Council convened in an adjourned regular meeting on Tuesday, December 13, 1988, at 5:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Mock, Nakano, and Mayor Geissert. Councilmembers Hardison and Wirth were in attendance in the West Annex meeting room. Councilman Walker arrived at 5:35 p.m.

Absent: None.

Also present: City Manager Jackson, City Attorney Nelson, City Clerk Bramhall, and Staff representatives.

\* \* \*

Mayor Geissert announced that this meeting had convened at the 5:00 p.m. hour for purposes of a workshop to provide public and City Council input regarding the architectural drawings for the Torrance Cultural Arts Center.

At 5:01 p.m., the Council recessed and reconvened at 5:20 p.m. in the West Annex meeting room [all Councilmembers were present at that time with the exception of Councilman Walker, who arrived at 5:35 p.m.]

The minutes for the workshop session are recorded on the pages immediately following.

\* \* \*

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TORRANCE CULTURAL ARTS CENTER WORKSHOP

[See Agenda Item 9a, Page 10]

I. INTRODUCTION:

Mayor Geissert reviewed the action taken on October 11, 1988, at which time the Council, as a Body, last considered this project. The City's desire to demonstrate specific thresholds of review to ensure control throughout the various stages of development was indicated by the Mayor as the purpose for this meeting.

The display of schematic drawings and renderings throughout the room was acknowledged by Mayor Geissert, who then invited an informal presentation for the benefit of the Council and members of the community who were in attendance.

II. STAFF PRESENTATION:

Management Programs Administrator Phil Tilden introduced members of the architectural team present, noting that they will review the schematic design phase of the project as it has evolved subsequent to Council direction and guidance on October 11.

III. ARCHITECT'S PRESENTATION:

The project as presently conceived was reviewed, with the aid of schematic drawings and sketches, by the following members of the Liebhardt, Weston & Associates Architectural Team:

- Introduction  
Bob Botton, Project Manager
- Presentation of Schematic Design Drawings  
Joel Davy, Project Architect
- General Theater Concepts  
Gene Weston, Partner-in-Charge
- Theatrical Design  
Paul Landry, Landry & Bogan

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- Acoustics  
Ron McKay, McKay, Conant, Brook
- Budget  
Bob Botton, Liebhardt, Weston &  
Associates  
Chuck Behling, Kitchell CEM

\* \* \*

Councilman Walker arrived at 5:35 p.m., during this presentation.

\* \* \*

Following an overview of the design concepts as above outlined, budgetary considerations were introduced by Mr. Botton, who explained the approach of obtaining two independent cost estimates for this project and the resultant assessments which, at this time, are roughly 6% over the \$10 million budget established.

Mr. Botton requested that the Council approve the design effort to this point and allow the architectural team to "fine tune the numbers" with the matter to then be returned to the Council for further direction.

Further expansion of the budgetary approach along with a review of the built-in contingency factors and alternatives available to the City was provided by Mr. Chuck Behling.

IV. QUESTIONS FROM THE CITY COUNCIL:

Councilwoman Hardison requested and received information regarding the materials which have been preliminarily selected, efficiency of design, etc.

Councilman Nakano addressed his remarks to the floor design for the dance/exercise studios and was provided assurances in that regard.

In response to Councilman Wirth's inquiry regarding the interrelationship of the functions of House Manager, Box Office and Theater Manager, Mr. Bob Stewart, the City's Theater Manager,

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explained the rationale behind the grouping as proposed, and noted that the reception area will serve as an alternate ticket office during daytime hours.

Councilman Wirth also inquired regarding scheduling and was informed by Management Programs Administrator Tilden that the project is on schedule at this time -- end of the design development phase is proposed for the latter part of February; completion of working drawings, September, 1989; out to bid in October, 1989; and under construction the first part of 1990.

A concern noted by Councilman Applegate was the critical need for building treatment and landscaping on the rear elevations of the buildings inasmuch as this is an internally oriented project design.

Mayor Geissert addressed the matter of the Japanese Garden proposed for the interior of the project and invited Mikko Haggott-Hensen to speak in this regard.

Ms. Haggott-Hensen related her understanding of the intention of the Gardena Gardeners Association to donate the manual labor in connection with development of the Japanese Garden, with materials to be provided by the City.

Suggestions were offered regarding the need for landscape architectural services at this point in the design phase; the desirability of input from various gardening organizations; possible involvement of Kashiwa, Japan [Torrance's Sister City]; etc.

Mayor Geissert appointed Councilman Nakano to chair a subcommittee to deal specifically with the Japanese Garden. She requested that Mr. Nakano work with the Management Programs Administrator and Ms. Haggott-Hensen, and return to the Council in approximately two weeks to advise of the structure envisioned at that point.

It was also the Mayor's request that the possibility of enlarging the two small "islands" along the access to the garden to accommodate a conversation area be explored.

V. QUESTIONS FROM THE AUDIENCE:

Ms. Thelma Carr, Fine Arts Commission, inquired regarding cost comparison of materials for the theater front. This information was provided by Mr. Gene Weston.

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Ms. Iris Jacobs, Parks and Recreation Commission, and Ms. Dorothy Baker, Fine Arts Commission, both expressed their appreciation for the efforts of the architectural team and voiced eager anticipation of the project's completion.

Executive Director of the Torrance Area Chamber of Commerce, Mr. Dan McClain, expressed his desire to be involved in early discussions regarding use of the theater and meeting rooms.

VI. CITY COUNCIL DISCUSSION:

Mayor Geissert commented on the need for legal advice regarding the appropriate manner in which to solicit funds in the community for the subject complex. City Attorney Nelson will follow through.

It was also the request of the Mayor that Management Programs Administrator Tilden discuss with the architectural team the concept of a donors' wall, etc. and advise the Council.

Councilman Nakano indicated his intent to pursue the possibility of soliciting donations for the Japanese garden from Japanese companies in the community.

\* \* \*

Director of Parks and Recreation Barnett introduced the City's newly hired Theater Manager, Mr. Bob Stewart. Mr. Stewart was extended a warm welcome by Mayor Geissert.

\* \* \*

At 6:45 p.m., the City Council recessed to relocate to the Council Chambers for the regular portion of this meeting. Those minutes are recorded on the pages immediately following.

\* \* \* \* \*

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council, having been in an adjourned regular meeting [workshop session] since 5:00 p.m. [Pages 1 - 5 of these minutes], reconvened for the regular portion of the December 13, 1988 meeting at 7:06 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

See Page 1.

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 Reverend Msgr Michael Lenihan, St. Lawrence Martyr Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of November 15, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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

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5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 16a, Sign Case 80-2 -- Applicant has requested continuance to some time in February, per City Manager Jackson. There were no objections, and it was so ordered [see Page 25].

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

Considered out of order at this time.

22. ORAL COMMUNICATIONS:

22a. Mayor Geissert introduced the following members of the Torrance Armenian community who were present because of the recent devastating earthquake and resultant loss of life and property in that country --

- Mr. Hrand Ibranossian
- Mrs. Megerdichian
- Mrs. Sherry Messerlian.

Mr. Ibranossian, speaking for the Armenian Relief Society in the South Bay, provided pertinent information regarding donations for this cause.

22b. Councilwoman Hardison introduced a group of students from the Calle Mayor Middle School who were present in conjunction with their 8th Grade Social Studies class. These students were extended a warm welcome by the Mayor.

22c. Councilman Mock requested that there be an official lighting of the City's Christmas tree [corner of Maple Avenue and Torrance Boulevard] next Tuesday, December 20, 1988.

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22d. Mayor Geissert observed that this is the first Council meeting attended by Mr. Ken Nelson in his capacity as Torrance City Attorney.

City Attorney Nelson expressed appreciation to the Council and to executive staff members for having made him feel welcome in his new capacity. He also acknowledged the efforts of retired City Attorney Stanley Remelmeyer in establishing a smooth transition.

22e. Mayor Geissert also acknowledged that this is the first Council meeting of Mr. John Bramhall in his newly-appointed capacity as City Clerk. A Certificate of Appointment was presented to City Clerk Bramhall by the Mayor, with words of grateful acceptance by Mr. Bramhall.

The Council now returned to its regular agenda order.

8. COMMUNITY MATTERS:

8a. PROCLAMATION Honoring Boy Scout Troop #310:

SO PROCLAIMED by Mayor Geissert.

Mr. James Gordon, Scout Master of Boy Scout Troop #310, was present to accept this proclamation.

8b. THIRTY-YEAR SERVICE AWARD - SERGEANT ROBERT D. SUCH:

RESOLUTION NO. 88-297

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE HONORING SERGEANT  
ROBERT D. SUCH FOR HIS DEDICATION,  
PROFESSIONALISM AND CONTRIBUTIONS TO  
THE CITY OF TORRANCE THROUGHOUT HIS  
THIRTY-ONE YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-297. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

This resolution and other mementos of recognition were presented by Mayor Geissert and received with sincere appreciation by Sergeant Such.

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8c. RETIREMENT PLAQUE - ALBERT G. KOVACH:

RESOLUTION NO. 88-298

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING CIVIL ENGINEERING ASSISTANT ALBERT G. KOVACH FOR HIS DEDICATION, PROFESSIONALISM AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS TWENTY-SIX YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-298. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

This resolution, in the form of a plaque, was presented by Mayor Geissert, and received with sincere appreciation by Mr. Kovach.

8d. PROCLAMATION proclaiming the week of December 13 through December 21, 1988 as "Christmas Can Tree Week."

SO PROCLAIMED by Mayor Geissert.

Captain Tedd Lowcock of the Salvation Army was present to receive this proclamation.

Ms. Jackie Abrams spoke on behalf of the Coalition of City Employees, expressing appreciation to the Council and urging participation in the can tree project.

8e. PROCLAMATION recognizing the Azusa Pacific University Choir.

SO PROCLAIMED by Mayor Geissert.

This proclamation was accepted by Mr. John Homer, General Manager of the Torrance Marriott Hotel.

8f. FARMERS' MARKET COOKBOOKS:

Ms. Vera Ulrich, accompanied by members of the Torrance Historical Society and representatives of the Farmers' Market, presented copies of the newly published Farmers' Market Cookbook to the Mayor and members of Council.

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8g. RESOLUTION OF COMMENDATION - GERRY BOUTWELL:

RESOLUTION NO. 88-296

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING RETIRING INFORMATION SYSTEMS DIRECTOR, GERALD H. BOUTWELL, FOR HIS MANY CONTRIBUTIONS AND SERVICE TO THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-296. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

[To be presented at a later time].

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. ACCEPTANCE OF SCHEMATIC DESIGN DRAWINGS - TORRANCE CULTURAL ARTS CENTER:

RECOMMENDATION:

The City Manager recommends that the City Council accept the Schematic Design Drawings as prepared by Liebhardt Weston and Associates for the Torrance Cultural Arts Center and authorize the Design Development Phase to proceed.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion was seconded by Councilman Nakano.

Prior to roll call vote on the motion, Mayor Geissert invited Management Programs Administrator Tilden to provide background information.

The City's Management Programs Administrator advised that a workshop was held at 5:00 p.m. for review of the project to date and to allow questions by the Council and the public. Mr. Tilden advised that the cost estimating effort has revealed a 6% overage to the \$10 million budget established for this project, and he recommended, with the Council's approval of the design concept, the Architectural Team return within 30 days to address budget matters.

Roll call vote on the above motion was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

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

RESOLUTION NO. 88-300

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA ACCEPTING THE WORK FOR THE CONSTRUCTION OF THE SLIDING STEEL GATE FOR THE VINE AVENUE ACCESS TO SHERY HIGH AND SCROC C-2969

MOTION: Councilman Nakano moved to adopt Resolution No. 88-300. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

[See Page 34, Item 221, for remarks by the City Engineer regarding this project].

10b. NORTH TORRANCE RELIEF DRAIN, UNIT I - APPROPRIATION FOR ROADWAY REHABILITATION UPGRADE:

RECOMMENDATION:

The Engineering Department recommends that your Honorable Body:

1. Authorize the City Engineer to issue a Purchase Order to LACDFW for roadway reconstruction on Elgar Avenue north of Artesia Boulevard; and
2. Appropriate \$5,000.00 from unallocated Gas Tax Funds to finance said work.

MOTION: Councilman Nakano moved to concur with staff's recommendation, including the appropriation, on Agenda Item 10b. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

10c. AWARD OF CONTRACT - Construction of Street Improvements at the Greenwood School Site, bounded by Greenwood Avenue, Fern Avenue, Sonoma Street and El Dorado Street (B88-58) :

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RESOLUTION NO. 88-301

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARING A CONTRACT TO NOBEST, INC., FOR CONSTRUCTION OF STREET IMPROVEMENTS ADJACENT TO THE GREENWOOD SCHOOL SITE, AND AUTHORIZING ITS EXECUTION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-301. This motion was seconded by Councilwoman Hardison, and roll call vote proved unanimously favorable.

11. POLICE AND FIRE MATTERS:

11a. COUNCIL AWARD OF CONTRACT

Re: RESOLUTION FOR THE PURCHASE OF PROPRIETARY SOLE SOURCE HAZMAT SOFTWARE PACKAGE REQUIRED BY THE FIRE DEPARTMENT.

TOTAL EXPENDITURE: \$14,800.00

FUNDING: SPECIAL LEASE PURCHASE FINANCING PREVIOUSLY APPROVED.

RESOLUTION NO. 88-302

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE B.S.I. SYSTEMS, INC. COMPANY TO PROVIDE A HAZARDOUS MATERIAL PROGRAM SOFTWARE PACKAGE AND THE "OPERATING LICENSE" TO USE IT TO THE TORRANCE FIRE DEPARTMENT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-302. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. MORATORIUM STUDY/AREA REPORT & RECOMMENDATIONS  
(Amapola/Cota/Portola Neighborhood Petition).

RECOMMENDATION:

Staff recommends that consideration be given to a change of zone from the R-3 Multi-Family Residential District to the R-2 Two-Family Residential District, pursuant to the rezoning map shown on Page 8 of staff's

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report [of record], and that the appropriate proceedings be initiated. Your Honorable Body is reminded that a change of zone and general plan amendment considerations will require preparation of an Initial Study in conformance with the California Environmental Quality Act (CEQA). Therefore, any public hearing time frame would also include the required environmental review in addition to the Planning Commission and the City Council decision-making process.

During the staff presentation on this agenda item by Planning Associate Pryor, it was noted that the following three alternatives were offered [per agenda material] for consideration in response to the petition request.

- Take no action and retain the existing R-3 zoning;
- Rezone the area from R-3 to R-2; and/or
- Implement a Special Overlay Review District.

Following further clarification and expansion by staff as requested by members of the Council, Mayor Geissert invited audience input.

Mr. Mike Wheeler, 1015 Amapola, indicated concurrence with staff's recommendation as above stated, and also requested that serious consideration be given to the third alternative presented [overlay district]. This speaker also suggested single story restrictions along the street frontage.

Councilwoman Hardison expressed her opinion that an overlay might be appropriate in this moratorium area, and she requested that staff address this possibility. It was the request of Councilman Applegate that an analysis of additional staff time involved in such an expanded study be provided to the Council.

Next to speak from the audience was Mr. John Mall, 918 Amapola, who voiced support of rezoning in the area indicated. This speaker also reviewed the overall problems in the area, including parking, curb cuts, etc. as previously stated.

Ms. Wanita Musick, 1011 Cota Avenue [also owner of 1008 Cota]. pointed out that the petition requesting a moratorium and consideration of downzoning [page 22 of the agenda packet] is not accurate in that the individual represented by the signature for

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1008 Cota has never resided at that address. This speaker deemed the proposal "total discrimination" and expressed her strong feelings that restrictions should be imposed on an individual application basis, and not on an entire area.

Ms. Mary Comon, 1011 Amapola Avenue, submitted photographs for the record of various structures in the area, and expressed her opinion that a single-family unit at the front of the lots is in keeping with the character of the neighborhoods.

Support of downzoning from R-3 to R-2, along with the possibility of an overlay, was voiced by Ms. Janet Payne, 1318 Engracia. Ms. Payne pointed out incorrect data included in staff's map on page 11 of the agenda material in that Engracia is not predominantly built out, but rather consists primarily of single-family dwellings.

A brief Council discussion ensued at this point.

Councilman Walker indicated his desire to see an attempt, through the Historical Society, to preserve on a voluntary basis some of the City's unique housing. Concurrence with the proposed downzoning and concern regarding the single-story in front concept were expressed by this Councilmember.

Noting that she would not desire every applicant to be required to go through a review process, Councilwoman Hardison nevertheless observed that there are some needs that are not being met by just looking at downzoning from R-3 to R-2; therefore, she would suggest the possibility of providing for these concerns in an overlay. Curb cuts and demolition, along with combination of lots, were this Councilmember's primary concerns.

Councilman Wirth questioned the possibility of a number of signers on the petition being renters, rather than resident property owners. The potential of an overlay as a means of dealing with problems was of interest to Mr. Wirth.

Mayor Geissert indicated her concurrence with staff's recommendation, noting that from the point of view of lot size, infrastructure, street width, etc. two units per lot would seem appropriate.

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Audience comments continued with Mr. Bob Good, 2445 West 230th Street [owner of property at 803 Amapola], expressing his opinion that the extensive condominium development on Gramercy Place has not brought about an increase in parking problems in that area. This speaker also questioned the number of property owners in favor of downzoning; voiced opposition to the combining of lots; and suggested that widening of streets in the subject area should be considered.

Mr. Edward Aaronson, 1024 Amapola, recommended that the single-story frontage be preserved when that is all that exists in a single block. Mr. Aaronson also indicated his support of downzoning and preservation of the character of these neighborhoods.

A series of motions followed.

MOTION: Councilman Walker moved to concur with the staff recommendation as set forth, and to direct staff to return to the Council with the documentation on the downzoning from R-3 Multi-Family Residential to R-2 Two-Family Residential in the area under consideration. His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, Mayor Geissert expressed an interest in having the matter of curb cuts returned to the Council at the same time as the ordinance regarding downzoning. Planning Director Ferren indicated that the subject of curb cuts will be before the Council at an early date.

Roll call on the above motion proved unanimously favorable.

MOTION: Councilwoman Hardison moved to direct staff to provide the Council with additional information regarding the ramifications of reviewing demolitions in the moratorium area, and lot combinations in the remainder of the moratorium area not recommended for downzoning. This motion was seconded by Councilman Wirth.

Prior to roll call vote on this motion, Councilman Walker indicated his personal concerns with the City possibly prohibiting demolition of a 600 square foot house because a neighbor is of the opinion that the property should be saved.

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Councilman Wirth emphasized that his vote in favor of the first motion was for the process -- he is still not convinced as to the merits of the actual zone change. Further, Mr. Wirth advised that he was also concerned regarding demolition in the larger, expanded area without placing an undue hardship on the Planning Department staff.

Regarding the issue of monitoring demolitions, Councilman Applegate voiced his concern that the City might be held liable in a case where the property has been deemed a liability by the owner and demolition is then prohibited [by the City]. This Councilman observed that property owners have basic rights and he recommended proceeding with caution.

Councilwoman Hardison clarified that the intent of her motion is to receive information without placing an undue burden on staff. Roll call vote on that motion is indicated below.

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

NOES: Councilmembers Applegate and Walker.

Councilman Applegate requested that an analysis be made of the project at 1015 Portola Avenue [one of the photographs submitted by Ms. Comon] with a comparison of how it might compare to the R-2 ordinance and how it might fit in.

\* \* \*

The Council now considered, out of order --

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 on the following subject:

- Current litigation entitled Patrick and Nancy Coyle v. City of Torrance, et al., Los Angeles Superior Court case number SWC 102305.

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At 9:20 p.m., the City Council recessed to executive session for the above stated purpose. The executive session was immediately followed by a ten-minute recess, and the Council reconvened in Chambers at 10:15 p.m., to resume its regular agenda order.

\* \* \*

12b. SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM EXTENSION

RESOLUTION NO. 88-303

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING SUPERSEDING PART I OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-549 (E) AND AUTHORIZING EXECUTION

MOTION: Councilman Nakano moved to adopt Resolution No. 88-303. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

12c. INITIATION OF ZONE CHANGE FROM R-3 TO R-2 - SOUTH SIDE OF SONOMA STREET FROM MADRID EASTERLY TO THE ALLEY:

RECOMMENDATION:

The Planning Department recommends that your Honorable Council direct the initiation of a zone change from R-3 [Multiple-Family Residential] to R-2 [Two-Family Residential] for those two properties on the south side of Sonoma Street between Madrid Avenue and the alley to the east.

Councilwoman Hardison noted she was contacted by an owner of one of the subject properties who inquired regarding the possible downzoning of the area east of Madrid between Sonoma and Carson [currently developed to R-3] in the event of future recycling.

Planning Director Ferren advised that it was the determination of staff not to include that area.

MOTION: Councilman Applegate moved to concur with the above noted recommendation of the Planning Department. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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14. PERSONNEL MATTERS:

14a. REVISED AND RETITLED CLASS SPECIFICATION FOR SENIOR HEATING AND REFRIGERATION INSPECTOR:

RESOLUTION NO. 88-304

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 THE ENGINEERS AMENDING RESOLUTION NO. 88-

MOTION; Councilman Applegate moved to hold Agenda Item 14a for one week [because of the incomplete resolution title]. His motion was seconded by Councilwoman Hardison, and it was so ordered without objection.

14b. MAXIMUM HIRING AGE FOR EMPLOYMENT OF POLICE OFFICERS:

RECOMMENDATION:

The Police Department, Civil Service Administrator, and the Civil Service Commission recommend that the maximum age for employment of Police Officers be established at 35 years and that this age limit remain in effect as long as it is permitted by State and Federal statute.

Following desired clarification by Civil Service Administrator Ghio and Police Chief Nash, action was taken as is indicated below.

MOTION: Councilman Applegate moved to concur with the above stated recommendation on Agenda Item 14b. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

15. HEARINGS:

15a. HO 88-131, LUIS ALAMINA:

Mayor Geissert announced that this was the time and place for City Council consideration of an applicant's appeal of a Planning Commission denial of a Home Occupation Permit to allow the operation of a texturized-coating business in the R-1 zone at 4002 Artesia Boulevard. HO 88-131: LUIS ALAMINA.

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

Background information on this case was provided by Principal Planner Gibson, who noted that the Planning Commission and the Planning Department recommend denial of the appeal and denial of the Home Occupation Permit.

The proponent, Mr. Luis Alamina, 4002 Artesia Boulevard, advised the Council that he is attempting to relocate his business operation, and requested that he be granted sufficient time to obtain suitable quarters.

At the request of individual Councilmembers, details of this case were provided, including the continued operation of two businesses at this location minus benefit of Home Occupation Permits [spraying of acoustical ceilings as well as texture coating]; the City's recourse in the event prosecution would appear to be in order; etc.

From the audience, Ms. Bonnie Velez, 4006 Artesia Boulevard, requested clarification and confirmation of the fact that two businesses are currently operating out of the subject address [Baron Acoustics/Luis Alamina, Jr. has been operating with a business license but no Home Occupation Permit; the subject application is by Luis Alamina, Sr. for a Tex-Coat business]. This speaker reviewed the many problems associated with the operation of these business operations in a residential neighborhood: large trucks parked on the street; traffic visibility problems; trash violations; workers congregating in the area; etc.

Mayor Geissert requested that Street Superintendent Garcia check into the trash violation complaints [later explained by the proponent to have been rectified].

Expounding further on the dangerous traffic situation was Mr. Edison Rodriguez, 4010 Artesia Boulevard. This speaker requested that a section of curbing be painted red to allow for safe alley egress. Councilman Applegate requested that the Director of Transportation look into providing red curbing at this location.

There being no one else who wished to speak to this matter, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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MOTION: Councilman Applegate moved to deny the appeal on HO 88-131, explaining that by doing so there shall be no business conducted from 4002 Artesia Boulevard. Further, Mr. Applegate asked for a delay of enforcement until after January 15, 1989 to allow the proponent a period of time in which to relocate.

The motion, seconded by Councilman Mock, carried unanimously by roll call vote.

Councilman Applegate requested that appropriate departments look into the various aspects of this case, and by way of correspondence, put Mr. Alamina on notice regarding the dumping of trash so he understands what is permitted in that regard. He further directed that Director of Transportation Horkay's department investigate problems represented by the parking of large vehicles at this location.

15b. ZC 88-5, GPA 88-5, CUP 88-63, TT 45463, PD 88-3, (EA 87-26): ARTHUR L. VALDEZ:

Councilman Applegate announced that, because of previous business dealings concerning this property, he would abstain from consideration of this case. Mr. Applegate then absented himself from the Council Chambers.

\* \* \*

Mayor Geissert announced that this was the time and place for City Council consideration of a zone change from PU to C-5 and PD, a General Plan Amendment from Public/Quasi-Public/Open Space to Low Density Residential and Commercial Office, and an appeal of a Conditional Use Permit to allow the construction of a 43,500 square foot office building, a Tentative Tract to allow a 54 lot subdivision, and a Planned Development to allow the construction of 52 single-family residences, and to allow the reconfiguration of the Republic Bank/L. A. Times building parcel on property bounded by Hawthorne Boulevard on the east, Ocean Avenue on the west, 230th Street on the north, and Lomita Boulevard on the south, including the former Meadow Park School site. ZC 88-5, GPA 88-5, CUP 88-63, TT 45463, PD 88-3, (EA 87-26): ARTHUR L. VALDEZ.

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

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During the staff presentation by Principal Planner Gibson, it was noted that the Planning Commission and the Planning Department recommend approval of ZC 88-5, GPA 88-5, CUP 88-63, TT 45463, and PD 88-3.

Following staff clarification and expansion as desired by Council, Mayor Geissert invited the proponent to speak.

Mr. Arthur Valdez, 2790 Skypark Drive, reviewed the history of the Meadowpark School site and the efforts expended during this lengthy process which have now culminated in this hearing before the City Council. The proponent indicated acceptance of all conditions of approval.

It was suggested by Councilman Wirth that a condition be added requiring this developer to participate financially in a Hawthorne Boulevard Corridor Study should one be instituted in the future. Mr. Valdez concurred.

At the request of Councilwoman Hardison, City Engineer Burt clarified street widths [substandard], on-street parking provisions, etc. The proponent advised that Lots 35 and 29 [of particular concern to Mrs. Hardison] provide parking along the side yards, rather than in front. Mr. Valdez also noted that the majority of the units provide space for three cars inside the garages plus two in front of the garages.

In response to a concern voiced by the Mayor, Mr. Valdez explained that there will be an 8-foot wall between the residential units and the commercial property, with a five-foot planting strip on the commercial side.

President of the Southwood Riviera Homeowners Association, Mr. Edward Wooley, 23207 Ocean Avenue, reiterated previously voiced concerns of the homeowners: development consistent with the residential character of the neighborhood; as little commercial development as possible; and the provision of traffic and noise mitigation measures. Wider streets for reasons of safety and traffic circulation was suggested by this speaker.

Mr. Wooley advised that the Homeowners Association finds the subject proposal to be minimally acceptable, and as such, does not oppose the project as submitted.

Mr. Jim McIntyre, 3910 West 234th Place, Vice-President of the Southwood Riviera Homeowners Association, expressed his opinion that access to this project from Lomita Boulevard, as proposed, would not likely increase neighborhood cut-through

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traffic. Addressing the question of lot sizes, Mr. McIntyre recommended that median, rather than average, lot size be considered.

Opposition to any possible closure of the Lomita Boulevard access to this tract was expressed by Ms. Roxanne Jacobson, 22937 Audrey, it being her opinion that any such closure would cause increased traffic on 230th Street. Mayor Geissert explained that closure of the Lomita Boulevard access is NOT a condition of approval of this project.

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

Council discussion ensued, with general support of the project being indicated.

Councilman Wirth expressed some disappointment in that there is no area of this project wherein some increased residential density is provided. Concern regarding the apparent trend toward new homes in the City of Torrance costing from \$600,000 to \$700,000 was also voiced by Mr. Wirth.

Advising that her vote for this project will be a reluctant one, Councilwoman Hardison noted concerns regarding lot width and parking. This Councilmember indicated her interest in a possible mechanism which would be available to the Council to determine the zoning on a school site prior to the Precise Plan phase.

MOTION: Councilman Walker moved to concur with the Planning Commission/Planning Department recommendation for denial of the appeal and approval of ZC 88-5, GPA 88-5, CUP 88-63, TT 45463 AND PD 88-3 - ARTHUR L. VALDEZ, subject to conditions. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable [Councilman Applegate ABSTAINED].

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RESOLUTION NO. 88-305

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 43,500 SQUARE FOOT OFFICE BUILDING IN THE C-5 ZONE ON PROPERTY BOUNDED BY HAWTHORNE BOULEVARD ON THE EAST, OCEAN AVENUE ON THE WEST, 230TH STREET ON NORTH AND LOMITA BOULEVARD ON THE SOUTH  
CUP 88-63: ARTHUR L. VALDEZ

MOTION: Councilman Nakano moved to adopt Resolution No. 88-305, amended to add Condition #42: "That the proponent agrees to participate in the funding of a Corridor Study if the City Council determines to do such a study."

The motion, seconded by Councilman Walker, carried unanimously by roll call vote [Councilman Applegate ABSTAINED].

RESOLUTION NO. 88-306

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PLANNED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF 52 SINGLE-FAMILY RESIDENCES IN THE PD ZONE ON PROPERTY BOUNDED BY HAWTHORNE BOULEVARD ON THE EAST, OCEAN AVENUE ON THE WEST, 230TH STREET ON THE NORTH AND LOMITA BOULEVARD ON THE SOUTH  
PD 88-3: ARTHUR L. VALDEZ

MOTION: Councilman Nakano moved to adopt Resolution No. 88-306 as amended [see Resolution No. 88-305]. His motion was seconded by Councilman Walker, and carried unanimously by roll call vote [Councilman Applegate ABSTAINED].

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ORDINANCE NO. 3246

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY BOUNDED BY HAWTHORNE BOULEVARD ON THE EAST, OCEAN AVENUE ON THE WEST, 230TH STREET ON THE NORTH AND LOMITA BOULEVARD ON THE SOUTH, INCLUDING THE FORMER MEADOW PARK SCHOOL SITE FROM PU (PUBLIC USE) TO C-5 (CONDITIONAL COMMERCIAL DISTRICT) AND PD (PLANNED DEVELOPMENT)

ZC 88-5: ARTHUR L. VALDEZ

MOTION: Councilman Nakano moved to approve Ordinance No. 3246 [as amended per Resolution No. 88-305] at its first reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable [Councilman Applegate ABSTAINED].

RESOLUTION NO. 88-307

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION NO. 74-194, TO REVISE THE DESIGNATION OF PROPERTY BOUNDED BY HAWTHORNE BOULEVARD ON THE EAST, OCEAN AVENUE ON THE WEST, 230TH STREET ON THE NORTH AND LOMITA BOULEVARD ON THE SOUTH, INCLUDING THE MEADOW PARK SCHOOL SITE FROM PUBLIC/QUASI-PUBLIC/OPEN SPACE TO LOW DENSITY RESIDENTIAL AND COMMERCIAL OFFICE

GPA 88-5: ARTHUR L. VALDEZ

MOTION: Councilman Nakano moved to adopt Resolution No. 88-307 [amended per Resolution No. 88-305]. His motion, seconded by Councilman Walker, carried unanimously by roll call vote [Councilman Applegate ABSTAINED].

Councilman Applegate rejoined his colleagues in the Council Chambers at this time.

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16. APPEALS:

16a. SIGN CASE NO. 80-2: DEL AMO FASHION CENTER:

Continued - see Page 7.

17. ADMINISTRATIVE MATTERS:

17a. AMENDMENT OF CONTRACT BETWEEN CITY OF TORRANCE AND INGLEWOOD FOR DATA PROCESSING SERVICES REGARDING PARKING CITATIONS:

RESOLUTION NO. 88-308

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT WITH THE CITY OF INGLEWOOD FOR DATA PROCESSING SERVICES RELATING TO PARKING CITATION PROCESSING, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE THE CONTRACT FOR SUCH SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 88-308. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17b. RESULTS OF VOTES CAST AT SPECIAL MUNICIPAL ELECTION HELD NOVEMBER 8, 1988 - CHARTER AMENDMENTS:

Mayor Geissert read the following statement into the record.

This is the time and place to make official the results of the Special Municipal Election held November 8, 1988. The election was called to submit to the voters two (2) Charter Amendments.

In order to save the taxpayers money, the Council requested the County to consolidate the Special Election with the Statewide General Election. The request was made through Resolution No. 88-196 and Resolution No. 88-197 of the City Council, which also authorized the County to canvass the returns of the election.

The Council has now received the Certificate of the Canvass from the County, and is ready to adopt the Resolution declaring the results. The County's

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Certificate of Canvass is embodied in Exhibit "A" of the proposed Resolution declaring the results of the election.

I hereby declare the official canvass of the returns of the November 8, 1988 Special Municipal Election completed.

The Mayor then directed the City Clerk to assign a number to and read the title of the Resolution.

RESOLUTION NO. 88-299

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING RESULTS OF THE SPECIAL MUNICIPAL ELECTION CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION HELD IN THE CITY OF TORRANCE NOVEMBER 8, 1988, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF SAID CITY TWO (2) PROPOSED CHARTER AMENDMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 88-299 containing the County Registrar-Recorder's Statement of the results, and to set forth in full in the minutes of these proceedings Exhibit "A" thereof, and the County Registrar-Recorder's Certificate of Canvass.

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

The Mayor then directed the Minute Secretary to enter the Registrar-Recorder's Certificate of Canvass in the minutes of this meeting following the passage of Resolution No. 88-299, and to enter in full in the official minutes of the proceedings of this Council meeting the full text of Exhibit "A" showing the results of the election, precinct by precinct.

Compliance with the above direction is hereby carried out on the pages immediately following.

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STATE OF CALIFORNIA, )  
 )  
 COUNTY OF LOS ANGELES. )      ss.

I, CHARLES WEISSBURD, Registrar-Recorder of the County of Los Angeles, State of California, do hereby certify that the attached is a true and correct Canvass of the Votes Cast For and Against Propositions QQ and RR at the Torrance City Special Municipal Election consolidated with the General Election held on November 8, 1988.

I further certify that the total Ballots Cast at the Torrance City Special Municipal Election are as follows:

<u>PRECINCT BALLOTS CAST</u>	<u>ABSENTEE BALLOTS CAST</u>	<u>TOTAL BALLOTS CAST</u>
53,754	5,359	59,113

I further certify that the total votes cast For and Against Propositions QQ and RR are as follows:

<u>PROPOSITION QQ</u>	<u>PRECINCT VOTE</u>	<u>ABSENTEE VOTE</u>	<u>TOTAL VOTE</u>
YES	29,465	2,821	32,286
NO	15,336	1,450	16,786
<u>PROPOSITION RR</u>			
YES	27,467	2,713	30,180
NO	16,920	1,562	18,482

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 29th day of November, 1988.



*Charles Weissburd*

CHARLES WEISSBURD  
 Registrar-Recorder  
 County of Los Angeles

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OFFICIAL		BALLOTS CAST	TORRANCE CY SPEC MUNI ELEC PROPOSITION 00							TORRANCE CY SPEC MUNI ELEC PROPOSITION RR							
			YES	NO						YES	NO						
TORRANCE	7150001A	503	286	134						254	159						
TORRANCE	7150002A	459	260	116						249	116						
TORRANCE	7150003A	436	238	114						233	122						
TORRANCE	7150004A	441	216	135						199	144						
TORRANCE	7150005A	312	168	87						169	81						
TORRANCE	7150006A	444	232	130						227	131						
TORRANCE	7150008A	420	216	131						203	142						
TORRANCE	7150009A	422	232	110						197	139						
TORRANCE	7150010A	312	184	76						163	95						
TORRANCE	7150011A	488	269	137						242	154						
TORRANCE	7150012A	317	166	82						153	95						
TORRANCE	7150013A	471	231	148						206	163						
TORRANCE	7150015A	419	224	118						221	126						
TORRANCE	7150016A	384	222	98						211	105						
TORRANCE	7150017A	417	245	90						230	100						
TORRANCE	7150019A	401	214	124						198	138						
TORRANCE	7150021A	390	210	108						199	119						
TORRANCE	7150022A	460	234	148						196	182						
TORRANCE	7150023A	490	266	135						254	141						
TORRANCE	7150024A	546	271	179						260	182						
TORRANCE	7150026A	444	251	125						230	143						
TORRANCE	7150027A	441	227	148						222	153						
TORRANCE	7150028A	408	209	138						188	150						
TORRANCE	7150031A	404	225	90						208	109						
TORRANCE	7150032A	450	229	141						213	156						
TORRANCE	7150034A	423	249	102						221	123						
TORRANCE	7150037A	372	213	112						187	129						
TORRANCE	7150038A	466	273	110						250	133						
TORRANCE	7150039A	441	240	133						222	147						
TORRANCE	7150041A	473	221	157						204	177						
TORRANCE	7150044A	426	241	127						224	141						
TORRANCE	7150045A	464	272	124						252	136						
TORRANCE	7150046A	484	276	126						263	138						
TORRANCE	7150048A	405	213	133						184	159						
TORRANCE	7150049A	287	145	95						141	97						
TORRANCE	7150051A	443	234	131						211	153						
TORRANCE	7150053A	424	233	119						200	149						
TORRANCE	7150055A	516	268	163						261	168						
TORRANCE	7150056A	431	254	132						220	158						
TORRANCE	7150057A	388	201	125						186	139						
TORRANCE	7150058A	397	199	138						168	163						
TORRANCE	7150060A	365	181	129						174	139						
TORRANCE	7150061A	465	272	133						247	150						
TORRANCE	7150063A	438	239	131						218	148						
TORRANCE	7150064A	446	281	105						255	124						
TORRANCE	7150065A	352	201	108						193	112						
TORRANCE	7150067A	498	326	110						303	127						
TORRANCE	7150068A	519	324	112						290	138						
TORRANCE	7150069A	504	275	162						274	159						
TORRANCE	7150070A	498	274	149						253	163						
TORRANCE	7150071A	363	203	99						190	110						
TORRANCE	7150073A	332	174	101						158	112						
TORRANCE	7150074A	426	223	141						209	154						
TORRANCE	7150076A	913	510	251						478	280						
TORRANCE	7150077A	605	344	173						317	187						
TORRANCE	7150078A	481	244	158						237	165						
TORRANCE	7150080A	436	236	123						218	140						
TORRANCE	7150081A	383	215	100						198	117						
TORRANCE	7150082A	460	243	141						229	139						
TORRANCE	7150084A	375	204	120						204	113						

COUNTY OF LOS ANGELES		GENERAL ELECTION				NOVEMBER 8, 1988				PAGE 110.2				
OFFICIAL		BALLOTS CAST	TORRANCE CY SPEC MUNI ELEC PROPOSITION QQ						TORRANCE CY SPEC MUNI ELEC PROPOSITION RR					
			YES	NO					YES	NO				
TORRANCE	7150087A	693	367	203				342	220					
TORRANCE	7150088A	379	196	118				188	124					
TORRANCE	7150090A	349	205	81				190	91					
TORRANCE	7150092A	416	231	128				221	132					
TORRANCE	7150093A	479	274	138				250	149					
TORRANCE	7150094A	659	341	208				317	228					
TORRANCE	7150096A	358	183	119				175	122					
TORRANCE	7150097A	385	230	99				226	106					
TORRANCE	7150098A	457	215	138				219	138					
TORRANCE	7150100A	358	172	121				152	144					
TORRANCE	7150101A	301	168	74				151	87					
TORRANCE	7150102A	374	216	103				201	112					
TORRANCE	7150104A	475	313	101				288	126					
TORRANCE	7150106A	465	292	108				271	127					
TORRANCE	7150108A	431	266	97				248	105					
TORRANCE	7150109A	488	274	130				269	137					
TORRANCE	7150110A	430	217	125				228	118					
TORRANCE	7150112A	457	259	138				241	154					
TORRANCE	7150113A	438	267	108				263	111					
TORRANCE	7150114A	470	287	113				258	138					
TORRANCE	7150115A	473	232	138				211	160					
TORRANCE	7150116A	294	156	89				149	90					
TORRANCE	7150117A	366	197	105				194	109					
TORRANCE	7150119A	392	213	125				198	137					
TORRANCE	7150121A	445	249	123				244	127					
TORRANCE	7150123A	428	249	116				226	136					
TORRANCE	7150125A	525	279	141				244	175					
TORRANCE	7150126A	436	244	115				201	154					
TORRANCE	7150128A	398	264	85				262	88					
TORRANCE	7150129A	505	298	124				281	139					
TORRANCE	7150130A	280	158	62				151	65					
TORRANCE	7150131A	362	185	95				165	117					
TORRANCE	7150132A	489	225	148				209	158					
TORRANCE	7150133A	448	244	155				237	163					
TORRANCE	7150135A	421	247	111				242	109					
TORRANCE	7150137A	404	228	106				203	133					
TORRANCE	7150138A	483	228	169				230	164					
TORRANCE	7150139A	429	260	95				245	109					
TORRANCE	7150140A	493	279	134				271	142					
TORRANCE	7150142A	369	204	112				191	123					
TORRANCE	7150143A	359	184	116				184	121					
TORRANCE	7150144A	502	276	142				269	140					
TORRANCE	7150146B	283	134	72				126	77					
TORRANCE	7150148A	337	173	97				164	109					
TORRANCE	7150149A	479	261	145				226	172					
TORRANCE	7150152A	376	213	96				204	98					
TORRANCE	7150154A	452	237	141				246	130					
TORRANCE	7150161A	499	268	138				242	156					
TORRANCE	7150163A	440	219	129				194	146					
TORRANCE	7150166A	460	238	155				228	162					
TORRANCE	7150167A	369	187	93				166	107					
TORRANCE	7150171A	395	200	131				187	135					
TORRANCE	7150176A	364	215	102				193	118					
TORRANCE	7150182A	365	218	98				189	120					
TORRANCE	7150300A	444	231	142				210	166					
TORRANCE	7150301A	417	248	123				223	139					
TORRANCE	7150302A	357	183	123				192	117					
TORRANCE	7150303A	228	114	62				106	73					
TORRANCE	7150304A	336	178	103				180	105					
TORRANCE	7150305A	467	262	138				242	155					

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COUNTY OF LOS ANGELES		GENERAL ELECTION										NOVEMBER 8, 1988		PAGE 110.3			
OFFICIAL		BALLOTS CAST	TORRANCE CY SPEC MUNI ELEC PROPOSITION QQ									TORRANCE CY SPEC MUNI ELEC PROPOSITION RR					
			YES	NO								YES	NO				
TORRANCE	7150306A	415	236	102								219	119				
TORRANCE	7150307A	327	184	100								175	107				
TORRANCE	7150308A	406	200	113								177	134				
TORRANCE	7150309A	344	200	100								175	126				
TORRANCE	7150310A	55	20	10								20	10				
TORRANCE	7150311A	350	200	83								178	104				
TORRANCE	7150317A	252	148	71								132	87				
PRECINCT VOTE		53754	29465									27467					
ABSENTEE VOTE		5359	2821	15336								2713	16920				
GRAND TOTAL VOTE		59113	32286	16786								30180	18482				

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17c. SALE OF BEER AND WINE AT GASOLINE SERVICE STATIONS:

ORDINANCE NO. 3247

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 95.3.43 TO THE TORRANCE MUNICIPAL CODE REQUIRING A CONDITIONAL USE PERMIT FOR THE CONCURRENT SALE OF GASOLINE AND BEER AND WINE FOR OFF PREMISES CONSUMPTION, AND REPEALING ARTICLE 14 OF CHAPTER 5 OF DIVISION 4.

MOTION: Councilman Nakano moved to approve Ordinance No. 3247 at its first reading. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

17d. COUNCIL AUTHORIZATION TO PROCEED WITH CONTRACTING FOR NECESSARY FIRE DAMAGE REPAIRS TO MC MASTER PARK RECREATION BUILDING.

TOTAL REPAIR COST: \$86,895.60

\$36,895.60 - Insurance reimbursement

\$50,000.00 - City cost, insurance deductible amount.

RECOMMENDATION:

It is requested that Council authorize the following:

1. Authorize the repair of the building in the total amount of \$86,895.60 utilizing \$36,745.60 from insurance policy monies due;
2. Appropriate \$50,000 from the City's catastrophic reserves to cover the remaining expense in order to complete the repair;
3. Authorize the total repair work to be performed by the Gilbert Whitcomb Construction Company who developed the itemized loss listing which was accepted by the insurance company as to items needing repair and cost to repair in the total amount of \$86,895.60.

MOTION; Councilman Wirth moved to concur with the above stated recommendation and appropriation on Agenda Item 17d. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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20. CONSENT CALENDAR:

20a. CITY COUNCIL AUTHORIZATION FOR PAYMENT OF MAINTENANCE  
CONTRACT WITH CLSI, INC.

RECOMMENDATION:

The City Librarian recommends that City Council approve the annual maintenance payment for CLSI software and hardware maintenance, per contract #2521, not to exceed \$45,000.

20b. COUNCIL AWARD OF CONTRACT FOR PURCHASE OF ONE (1) CANON  
FAX 730 AND TWENTY TWO (22) CANON FAX 350 FAC-  
SIMILE UNITS UTILIZING \$35,000.00 IN LEASE PUR-  
CHASE FINANCING AVAILABLE FROM CITICORP NORTH  
AMERICA AND THE BALANCE FROM EXISTING DEPARTMENT  
BUDGETS.  
EXPENDITURE: \$52,234.44 including tax  
Bid #88-60.

RECOMMENDATION:

It is recommended that Council award a contract for the required twenty-two (22) satellite units and one (1) main "hub" unit to the low bidder of Bid #88-60, the Canon Astro Office Products, Inc. company in the total amount of \$52,234.44 including tax.

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

\* \* \*

At 11:58 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 11:59 p.m., and the Council resumed its regular agenda order.

\* \* \*

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22. ORAL COMMUNICATIONS:

- 22a. See Page 7.
- 22b. See Page 7.
- 22c. See Page 7.
- 22d. See Page 8.
- 22e. See Page 8.

22f. City Manager Jackson suggested that, because of the lateness of the hour, the Council might wish to defer the scheduled executive session and adopt the MOU pertaining to the Torrance City Attorneys Association, which resolution carries out the Council's previous instructions.

With the general concurrence of the Council, Mayor Geissert called for number and title to the following --

RESOLUTION NO. 88-309

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH WAGES, HOURS  
AND WORKING CONDITIONS FOR EMPLOYEES  
REPRESENTED BY THE TORRANCE CITY ATTORNEYS  
ASSOCIATION FOR THE PERIOD FROM  
NOVEMBER 23, 1988, TO JULY 1, 1989

MOTION: Councilman Nakano moved to adopt Resolution No. 88-309. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

22g. City Manager Jackson wished a speedy recovery to Fleet Services Director Ishmael who is now home from the hospital.

22h. Councilman Nakano indicated personal concern regarding the continuing problem at the Mobil refinery, and requested staff to look into costs for each incident when fire or police, as well as traffic control personnel, have been involved.

Mr. Nakano suggested, if the cost is significant, that consideration be given to charging Mobil a fee when the Fire Department has to respond for the second time in a year. Of additional concern to this Councilmember is the exposure of Fire Fighters to toxic fumes every time they are called to the refinery.

The City Manager's office will follow through.

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22i. Mayor Geissert commented on the anticipated conclusion and availability by the end of this month of two major reports regarding concerns involving Mobil Oil.

22j. Councilman Walker acknowledged with appreciation the recent Daily Breeze article written by Janet Rae-Dupree concerning memorial services for the late Dr. Donald E. Wilson.

22k. Mr. Mike Mauno, 2845 Onrado, was present to express his strong concerns regarding the current trend of building very large homes in R-1 neighborhoods. It was this speaker's request that the Council study this type of redevelopment for purposes of achieving a balanced neighborhood.

Council discussion ensued regarding this subject.

At the Mayor's direction, City Manager staff will follow through with a regular agenda item addressing 27-foot height limitations.

Disagreement with the philosophy regarding conformity contained in correspondence [of record] from Mr. Mauno was expressed by Councilman Walker. It was the ultimate consensus that this matter would appropriately be a subject for consideration by the Council's Community Planning and Design Committee.

Councilman Applegate requested that the reaction of the insurance industry and the ramifications represented by the non-conforming uses which would result from a 27-foot height limitation be determined. Appropriate community notification was also of concern to Mr. Applegate.

22l. City Engineer Burtt praised the extensive efforts of Division Engineer Brooks Bell, and Project Engineer Paul Costa regarding the Vine Avenue gate matter [agenda item 10a, page 11]. Mr. Burtt acknowledged the outstanding job done by these two members of the Engineering Department.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

1. Salaries, salary schedules and compensation -- see Page 33, Agenda Item 22f, for action regarding TCAA MOU.

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2. Proposed lease of city-owned airport property -- deferred because of lateness of the hour.

3. Current litigation re Coyle -- considered in executive session earlier in the meeting -- see Pages 16 and 17.

24. ADJOURNMENT:

At 12:28 a.m. [Wednesday, December 14], the December 13 meeting of the City Council was formally adjourned to Tuesday, December 20, 1988, 5:30 p.m.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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