

I N D E X

Torrance City Council - December 20, 1988

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#

Peggy Lavery
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, December 20, 1988, at 5:36 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 Nelson, and Staff representatives.

* * *

It was with sadness that Mayor Geissert announced the recent passing of Ms. Ann A. Wilk, a member of the Inglewood City Council, and one who had been very active in the South Bay community. The Mayor directed that this meeting be adjourned in memory of Ms. Wilk.

* * *

3. FLAG SALUTE/INVOCATION:

Ms. Irene Harter of the Human Resources Commission led in the salute to the flag.

The invocation for the meeting was provided by Captain Tedd Lowcock, Salvation Army.

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

[No minutes available].

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

5. MOTION RE POSTING OF AGENDA:

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

6. WITHDRAWN OR DEFERRED ITEMS:

City Manager Jackson noted the withdrawal of Agenda Item 10c: NOTICE OF COMPLETION - STREET IMPROVEMENTS. [Page 7].

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. RETIREMENT RESOLUTION - BATTALION CHIEF DENNY R. HAAS:

RESOLUTION NO. 88-310

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING BATTALION
CHIEF DENNY R. HAAS 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. 88-310. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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This resolution, in the form of a plaque, was presented by Mayor Geissert and received, with appreciation, by retiring Battalion Chief Haas.

8b. PRESENTATION OF SERVICE AWARDS:

It was with pleasure that Mayor Geissert presented thirty-five year service awards to the following City employees:

- Victor Ordaz, Senior Water Service Technician
- Wesley Christian, Fire Captain
- William Schultz, Lead Traffic Painter.

8c. BICENTENNIAL OF THE UNITED STATES CONSTITUTION POSTER CONTEST WINNERS:

Mayor Geissert, assisted by Ms. Gudrun Kimmell of the City's Library Commission, presented \$50.00 U.S. Savings Bonds, along with a book provided by Friends of the Torrance Library, to the following winners of the Bicentennial of the United States Constitution poster contest.

- Kindergarten - Brian Park, Victor Elementary School
- 1st Grade - Crystal Deuschle, Fern Elementary School
- 2nd Grade - Mari Higuchi, Walteria Elementary School
- 3rd Grade - Mark Higuchi, Walteria Elementary School
- 4th Grade - Zachary Bazilius, Lincoln Elementary School
- 5th Grade - Akiko Watanabe, Anza Elementary School
- 6th Grade - Danny Escalante, St. Catherine's School
- 7th Grade - Tricia Tan, St. James School
- 8th Grade - Tsuyochi Komiyama, Magruder Middle School.

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A "Freedom Quilt" designed by the Kindergarten/First Grade class at Adams School was displayed and it was noted that a \$100.00 prize for classroom participation was awarded for this effort.

Second place classroom award of \$50.00 was awarded to the Second Grade class at Fern Elementary School for their creation of a replica of an apple pie.

8d. PRESENTATION BY SOUTHERN CALIFORNIA GAS COMPANY:

RECOMMENDATION:

The Parks and Recreation Director recommends that your Honorable Body accept the presentation of \$1,700 from the Southern California Gas Company, and that the monies be appropriated to the Bartlett Senior Citizens Center Project.

Mr. Greg Hill, District Manager of the Southern California Gas Company, presented to Mayor Geissert a check in the amount of \$1,700 made payable to the Bartlett Senior Citizens Center. This check, Mr. Hill explained, was as a result of the City's participation in an equipment modernization program.

Mr. Hill also recognized Mr. Bob Wittenbrook, the City's Contract Administration Coordinator, for his outstanding efforts in involving the City of Torrance in this program.

8e. PRESENTATION BY ROTARY CLUB OF SOUTH BAY:

Mr. Steve Oates, Rotary Club of South Bay-Torrance presented a check in the amount of \$4,000.00 to Deputy Chief of Police Popp to be used in the Torrance Police Department's Drug Abuse Resistance Education [D.A.R.E.] Program.

There was grateful acceptance by Deputy Chief Popp and by Mayor Geissert.

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9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. NON-PROFIT SOCIAL SERVICE AGENCIES GRANT AWARDS:

RECOMMENDATIONS:

Human Resources Commission Recommendation --

1736 Family Crisis Center	\$ 2,616
South Bay Free Clinic	2,000
South Bay Senior Services	4,020
Switzer Center	2,344
Wellness Community	4,000
	<u>\$15,000</u>

Parks and Recreation Department Recommendation --

1736 Family Crisis Center	\$ 2,616
South Bay Free Clinic	3,620
South Bay Senior Services	4,290
Switzer Center	2,344
Wellness Community	<u>2,130</u>
	<u>\$15,000</u>

Ms. Irene Harter, Chairperson of the Human Resources Commission, provided the Council with an explanation of the rationale behind the Commission's recommendation for distribution of funds.

Clarification regarding the procedure used for soliciting applicants for this grant program was provided by Recreation Programs Administrator Simpelaar.

The following action was ultimately taken.

MOTION: Councilman Mock moved to concur with the recommendation of the Human Resources Commission. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Mayor Geissert requested that staff investigate sending notifications to agencies who have applied in the past, rather than soliciting applications through newspaper advertising.

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9b. SOCCER FIELD LIGHTING PROJECT AT VICTOR SCHOOL:

RECOMMENDATION:

It is the recommendation of the Parks and Recreation Director that the Victor School night lighting system be accepted and final payment made to the contractor, Scott Electric; and that \$4,250 be appropriated from the Parks and Recreation Facilities Fund to cover the increased costs of the project.

MOTION: Councilman Applegate moved to concur with the recommendation of the Parks and Recreation Director. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

9c. ADDITIONAL APPROPRIATION OF STATE FUNDS FOR LIBRARY EXPENDITURES FOR FACSIMILE MACHINES:

RECOMMENDATION:

The City Librarian recommends the City Council appropriate an additional \$6,655.10 for the purchase of facsimile equipment for branch libraries and Library Administration.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Librarian. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

9d. ACCEPTANCE OF GRANT MONIES FOR OLDER ADULTS MATERIALS COLLECTION DEVELOPMENT:

RECOMMENDATION:

The City Librarian recommends that your Honorable Body accept and appropriate a Library Services and Construction Act (LSCA) grant in the amount of \$10,000 for the purpose of older adults materials collection development at the Southeast Library and an outreach program at the Bartlett Senior Citizens Center.

MOTION: Councilwoman Hardison moved to concur with the above recommendation of the City Librarian. Her motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. NOTICE OF COMPLETION -- PRAIRIE/MADRONA AVENUE FAU
LANDSCAPING AND STREET LIGHTING
(B87-18).

RESOLUTION NO. 88-311

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA ACCEPTING
THE WORK FOR THE CONSTRUCTION OF LANDSCAPING
AND STREET LIGHTING ON PRAIRIE AND MADRONA
AVENUES BETWEEN 190TH ST. AND TORRANCE BLVD.
(C 2786)

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-311. His motion, seconded by Councilman Mock, carried
unanimously by roll call vote.

- 10b. LICENSE AGREEMENT WITH MOBIL OIL CORPORATION FOR ONE
ADDITIONAL GROUNDWATER MONITORING WELL:

RESOLUTION NO. 88-312

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXECUTION
OF THAT CERTAIN LICENSE AGREEMENT DATED
DECEMBER 20, 1988, BETWEEN THE CITY OF
TORRANCE AND MOBIL OIL CORPORATION PERMITTING
THE INSTALLATION OF ONE ADDITIONAL MONITORING
WELL IN CITY STREETS

MOTION: Councilman Nakano moved to adopt Resolution
No. 88-312. This motion, seconded by Councilman Mock, was unani-
mously approved by roll call vote [Councilman Walker ABSTAINED
for reasons previously stated].

- 10c. NOTICE OF COMPLETION - STREET IMPROVEMENTS:

WITHDRAWN - See Page 2.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. AIRCRAFT TYPE BAN STUDY ACCEPTANCE:

RECOMMENDATION:

The Airport Commission and the Directors of the Building and Safety and Transportation Departments recommend the City Council receive and approve the final Aircraft Type Ban/Noise Studies and Addendum Type Ban/Noise Studies as submitted by the consulting firms of Engineering-Science, Inc. and Rawlings Enterprises, Inc., to include the "composite" Airport Noise Contour Map and "composite" Aircraft Type Ban lists.

It is recommended the Council adopt the Resolution which would:

- Replace the current type ban list (40 aircraft) with the "composite" type ban list (39 aircraft).
- Establish the nighttime (11:00 p.m. - 6:30 a.m.) type ban list as an advisory tool only for granting curfew exemptions.
- Establish daytime and nighttime "suspect" type ban lists for possible future inclusion on the main type ban list.

It is recommended that no action be taken on the issue of the reduction of the Aircraft Noise Level Standards at this time. The Airport Commission has requested more time to study this issue.

A formal staff presentation was provided by Environmental Quality Officer Roelen, who then responded to inquiries by individual members of the Council.

Discussed and clarified, at Council request, were: inclusion of the Beech Bonanza C35 and E35 models on the "suspect" type ban list and the City's policy regarding annual renewal requirements for exempted aircraft.

Councilwoman Hardison requested that the Council be provided with information as to the Airport Commission's approach on the decibel limit reduction study.

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Audience input was invited by the Mayor. Throughout discussion, extensive clarification and expansion as desired were provided by Airport and Environmental staff. Speakers and a brief notation of their points of interest are noted below.

Mr. Ted Stinis, Torrance Area Pilots Association, 4118 Via Lado, reiterated that organization's opposition to type banning itself as a policy; however, he noted their approval of the proposed type ban list as a replacement for the original list.

Specific modifications to agenda material were suggested by Mr. Stinis as follows:

Page 4, third paragraph: Manner of periodically reviewing the suspect type ban list should be specified.

In body of Resolution, paragraph 1.b): wording might be modified to consider the possibility of an aircraft landing and subsequently being dismantled.

Paragraph 3 should be modified so as not to give the impression that some operators might attempt to avoid a specific noise monitor.

Last paragraph, Page 10 should specifically indicate means of review to be by testing.

*

Mr. Jim McIntyre, 3910 West 234th Place, requested that those aircraft listed be specifically prohibited from obtaining nighttime exemptions.

*

Next to speak was Mr. Joe Arciuch, 23521 Kathryn Avenue, who recommended that the Bonanza Models C35 and E35 remain on the type ban list, and those based at the Airport be allowed to operate under the exemption rule as they have in the past.

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Mr. Arciuch then quoted from Page 3 of the agenda material on this item: "Large commercial and commuter aircraft over the 90,000 lb. limit . . . are in fact expressly prohibited based on runway length and stress capacity, if not actual noise levels." Referencing discussion at the City Council meeting of August 28, 1984, wherein a 20,000 lb. weight limit was quoted, Mr. Arciuch requested clarification and specific documentation regarding weight limitation criteria.

Airport Manager Cagaanan explained, per information received from Mr. Jack Norris of the FAA, that the exit areas of the runways and the parallel taxiway are not constructed or stressed to handle the heavier aircraft which, in essence, precludes them from operating out of the Torrance Airport.

Returning to earlier comments regarding the Bonanza C and E models, Mr. Cagaanan urged, based on the data available, that these aircraft not be placed on the type ban list at this time and that they be closely monitored in the future.

Decibel limit reduction, which was the next subject addressed by Mr. Arciuch, was noted by the Airport Manager as an item to be returned to the Council within approximately six months.

*

Mr. Dick Johnson, 23059A Nadine Circle, requested and received clarification regarding tower control and flight pattern establishment responsibility. Of further interest to Mr. Johnson was information provided by City Manager Jackson regarding enforcement responsibilities within the City's departmental and personnel structure.

*

Mr. Paul Jacobson, 22937 Audrey Avenue, provided general observations and technical input regarding type banning, noise contour reductions, noise research methodologies, etc. This speaker submitted [for the record] excerpts from the Airport/Facility Directory, Southwest U.S. effective December 15, 1988, setting forth directives pertaining to the Torrance Municipal Airport.

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The development of procedures for expanding and modifying the type ban list was urged by Mr. Jacobson, with assurance from the Airport Manager that a set of procedures will be presented to the Airport Commission "in a spirit of cooperation among all parties involved."

General support of the type ban list was indicated by Mr. Jacobson, who expressed, however, his desire that the list reflect a more aggressive approach to banning aircraft that are a real noise problem to the community.

At the conclusion of Mr. Jacobson's remarks, Councilman Nakano inquired regarding the City's ability to enforce an aircraft weight limitation. City Attorney Nelson noted his opinion that weight limit regulations could be adopted and enforced through the misdemeanor process. A report in that regard was requested by Mr. Nakano.

*

A brief history of the City's consideration of this matter was provided by Mr. Michael Bedinger, 4011 West 232nd Street, who urged specific clarification of the gross weight limitation which he, over the years, has been led to believe exists on the Torrance Airport.

The Mayor pointed out that, per Mr. Nakano's request [above], this matter is to be researched by the City Attorney and reported to the Council.

*

The next speaker was Mr. Edward Wooley, 23207 Ocean Avenue, President of the Southwood Riviera Homeowners Association, who offered comments essentially encompassing the following.

- Quality of life of the citizens should be protected;
- Aircraft should be placed on type ban list if so determined by only one [rather than both] of the consultants;
- Noise contours are subject to expansion if flight activity is increased;

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- Beech Bonanza C and E models should be included on the type ban list and exempted through individual qualification;
- Larger, noisier unnamed aircraft should, likewise, be included on the type ban list.

*

Chairman of the Airport Commission, Mr. Tom Nosek, 4422 Paseo de las Tortugas, related the Commission's thinking during consideration of this matter and the ultimate conclusions reached at the culmination of the extensive hearings conducted at the Commission level. The Commission's intent to continue to review aircraft as data becomes available and to explore the one decibel reduction per year concept in the coming months were stressed by Mr. Nosek.

*

Mr. Barry Jay, 2514 Brian Avenue, President of the Torrance Airport Boosters Association, supported the proposed deletion of the Bonanza C and E models from the type ban list.

*

Mr. Ted Stinis returned to the podium to clarify his firm stand that pilots cannot avoid the most critical noise abatement microphones during departure.

Mr. Michael Bedinger also returned to suggest that the Airport Noise Hearing Board be utilized in establishing noise data pertinent to the Torrance Airport.

*

No further audience comments were forthcoming, and the following action was taken.

MOTION: Councilman Wirth moved to concur with the staff/Commission recommendation as stated. His motion was seconded by Councilman Applegate.

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A SUBSTITUTE MOTION was offered by Councilman Nakano to include the Beech Bonanza C and E 35 models on the type ban list. This motion DIED FOR LACK OF A SECOND.

At this point the Mayor called for a number and title to the following resolution.

RESOLUTION NO. 88-313

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PROPOSED REGULATION OF THE AIRPORT MANAGER PROHIBITING CERTAIN TYPES AND CLASSES OF AIRCRAFT FROM OPERATING AT THE TORRANCE MUNICIPAL AIRPORT

MOTION: Councilman Nakano moved to adopt Resolution No. 88-313. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Councilman Applegate expressed appreciation, on behalf of the Council, to Mr. Nosek, Chairman of the Airport Commission, for his verbal report this evening on the action taken by the Commission and for the Commission's efforts in considering this matter.

Councilwoman Hardison encouraged the Airport Commission to monitor closely the Beech Aircraft.

Mayor Geissert commended Commissioners and homeowners alike for their sincere dedication, input and vigilance pertaining to this matter.

* * *

At 8:22 p.m., a brief recess was called. The Council reconvened at 8:45 p.m.

* * *

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13b. AIRPORT ENFORCEMENT:

ORDINANCE NO. 3248

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 51.7.1 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE ENFORCEMENT OF AIRPORT ORDINANCES BY DESIGNATED OFFICERS AND EMPLOYEES.

MOTION: Councilman Nakano moved to approve Ordinance No. 3248 at its first reading. His motion was seconded by Councilman Walker.

Prior to roll call vote, City Attorney Nelson noted that an amendment is required of the above motion adding the penalty clause which was inadvertently omitted from the ordinance. Councilman Nakano AMENDED his above motion to so state; Councilman Walker accepted the amendment as seconder of the motion.

From the audience, Mr. Ted Stinis, Torrance Area Pilots Association, requested and received clarification from Building and Safety Director Grippo as to the intent and purpose of the above ordinance in codifying the administrative policy [in operation since October of 1987] which transfers the duty of enforcement of Touch and Go training activities to the Building and Safety Department, Environmental Division staff.

Mr. Joe Arciuch, 23521 Kathryn Avenue, inquired regarding staffing responsibilities at the airport. His questions were addressed by City Manager Jackson.

Concerns regarding the availability of sufficient staff to handle noise/curfew complaints were voiced by Mr. Jim McIntyre, 3910 West 234th Place. Concurrence with the general provisions of the ordinance were noted by this speaker.

Roll call vote on the above motion AS AMENDED was unanimously favorable.

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14. PERSONNEL MATTERS:

14a. SENIOR HEATING AND REFRIGERATION INSPECTOR - CLASS SPECIFICATION REVISION:

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. 88-204

MOTION: Councilman Nakano moved to adopt Resolution No. 88-304. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

14b. CUSTODIAL SUPERVISOR - CLASS SPECIFICATION REVISION:

RESOLUTION NO. 88-315

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 TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION AMENDING RESOLUTION NO. 88-194

MOTION: Councilman Nakano moved to adopt Resolution No. 88-315. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. CITY OF TORRANCE SEISMIC SAFETY ASSESSMENT DISTRICT NO. 88-1 - Confirmation of the Assessment Engineer's Report, Confirmation of the Assessments, Approving Waivers of Protest, Cancelling the Hearing Set for December 20, 1988 and Authorizing a Court Validation Proceeding.

Mayor Geissert announced that this was the time and place for the hearing on Item 17a regarding the assessments for seismic safety reconstruction in the old down town Torrance area.

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The Mayor stated that the purpose of this hearing is to hear protests from those persons whose property is to be subject to the assessment; however, to her understanding all of the eight property owners involved have waived the right to protest the assessment.

City Attorney Nelson affirmed that all property owners subject to this proceeding have, indeed, waived that right; therefore, the Council is permitted to dispense with holding the public hearing.

Mayor Geissert then declared the hearing cancelled, and invited staff to provide a presentation on the assessment district.

Building and Safety Director Grippo, as Assessment Engineer in this matter, elaborated on the written material of record essentially as follows:

We have a very unique vehicle before the Council this evening. It is the first time a Seismic Safety Assessment District will ever have been created anywhere and the Torrance City Council will have the opportunity to establish a new precedent in legislation in this regard. The efforts for the financial package which the Council will be addressing was a team effort consisting of the City's underwriter and bond counsel, along with Deputy City Attorney, Bill Quale; Finance Director, Mary Giordano; and City Treasurer, Tom Rupert.

Approval of the assessment engineer's report and adoption of the resolution were recommended by Mr. Grippo.

Following further clarification, as desired by the Council, by Finance Director Giordano, the Mayor requested a number and title for the following resolution.

RESOLUTION NO. 88-316

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING WAIVERS OF PROTEST, CONFIRMING THE ASSESSMENTS AND CANCELLING THE HEARING SET FOR DECEMBER 20, 1988, AND AUTHORIZING A COURT VALIDATION PROCEEDING

MOTION: Councilman Nakano moved to adopt Resolution No. 88-316. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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17b. MOU: TORRANCE CITY ATTORNEYS ASSOCIATION:

ORDINANCE NO. 3249

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REPEALING ORDINANCE 3180
PERTAINING TO THE WAGES, HOURS AND WORKING
CONDITIONS FOR THE TORRANCE CITY ATTORNEYS
ASSOCIATION

MOTION: Councilman Nakano moved to approve Ordinance No. 3249 at its first reading. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

17c. FINANCE COMMITTEE REPORT - FIRST QUARTER BUDGET REVIEW
FISCAL YEAR 1988-89:

RECOMMENDATION:

The Finance and Governmental Operations Committee of the City Council recommends:

- Acceptance of the First Quarter Budget Review Report as submitted.
- Concurrence with the recommendation that the additional \$1.9 million carry-over be used for capital improvements, the specifics of which will be brought back to the Finance Committee with Mid-Year Budget Review.

The Finance Committee Report was presented by Councilman Nakano, Chairman of that committee.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the Finance and Governmental Operations Committee of the City Council. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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17d. ATRIUM PROJECT ON SPECIALTY RESTAURANT SITE:

RECOMMENDATION:

It is the recommendation of the Land Management Team that the modification [as proposed] be incorporated into the final lease documents with Real Property Resources. The lease will be submitted to the Council for approval within the next 30 days.

Staff presentation on this item was provided by Assistant City Manager Ng [who is also Chairman of the Land Management Team]. A comparison of the modification to the original project [per written agenda material] is set forth below.

<u>Approved Plan</u>	<u>Requested Modified Plan</u>
Building Square Footage: 105,200	Building Square Footage: 100,945
Number Parking Spaces: required 351 provided 357	Number Parking Spaces: required 342 provided 342
Parking Structure: Yes; 146 spaces	Parking Structure: No
Building Setback: 20 Feet	Building Setback: 24 Feet
Atrium Setback: 55 Feet	Atrium Setback: 28 Feet
F.A.R. (includes Atrium): .65	F.A.R. (includes Atrium): .62
Building Height: ± 62 Feet	Building Height: ± 60 Feet
Atrium Height: ± 77 Feet	Atrium Height: ± 71 Feet

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In response to an inquiry by Mayor Geissert, City Attorney Nelson determined that the Council may find that this is a minor modification, thereby permitting Council action rather than the return of the project to the Planning Commission for consideration.

MOTION: Councilman Wirth moved for approval of the modification to the atrium project on the Specialty Restaurant site as presented. His motion was seconded by Councilman Walker.

Prior to roll call vote, Council questions were directed to the proponent.

Mr. Chuck Martinez, 21235 Hawthorne Boulevard, Suite 200, representing the developer, provided specifics regarding the redesign as presently conceived, and responded as follows to areas of concern voiced by individual Councilmembers.

- Setbacks for the building itself [a function of the Airport glide slope angle], as well as the atrium [a function of design].
- Parking availability [provided to Code, but no area available for "spill over" (mitigated by type of tenants which will be attracted to this project)].
- Bulky appearance of atrium [will have see-through elements with interior landscaping, thus assuaging a massive appearance].
- Location of the atrium forward on the lot [design requirement given redesign of building].

Councilwoman Hardison pointed out certain discrepancies in figures and information provided by staff in the agenda packet as compared with the booklet compiled by the proponent. Principal Planner Gibson advised that the staff material is more accurate for the current design -- the proponent agreed.

For the record, Mayor Geissert stressed that she does not want the height and setback represented by this project to be considered as a precedent for any future projects on Skypark Drive. The Mayor further pointed out that while approval as granted by the FAA is desirable, it is not the determining factor in a case such as this.

Roll call vote on the motion for approval was unanimously favorable.

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17e. TCAA JOINING PERS HEALTH CARE SYSTEM:

RESOLUTION NO. 88-317

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ELECTING TO BE SUBJECT TO THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT ONLY WITH RESPECT TO THE TORRANCE CITY ATTORNEYS ASSOCIATION (TCAA)

MOTION: Councilman Nakano moved to adopt Resolution No. 88-317. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3246:

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 adopt Ordinance No. 3246 at its second and final reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Applegate ABSTAINED].

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18b. ORDINANCE NO. 3247:

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 adopt Ordinance No. 3247 at its second and final reading. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

20. CONSENT CALENDAR:

Considered separately --

20a. EXTENSION OF SUBDIVISION AGREEMENT

TRACT NOS.:	a) 43319 and b) 43326
SUBDIVIDER:	WATT HOMES, INC.
LOCATION:	a) N/O 223rd St. (Plaza del Amo, E/O Maple)
	b) N/O Sepulveda (between Madrona and Maple)
NO. OF LOTS:	TR 43319 - 7 Lots
	TR 43326 - 9 Lots.

RECOMMENDATION:

The Engineering Department recommends that the City Council approve a six-month extension (to June 23, 1989) to allow the completion of public improvements per Subdivision Agreement dated August 23, 1984.

At the request of Mayor Geissert, City Engineer Burt provided an update on the status of activity required under the subdivision agreement on the above tracts and efforts to expedite the required improvements. The Mayor expressed her displeasure at the delays involved in bringing this agreement to fruition.

Councilwoman Hardison advised that it is difficult to discern pavement markings in this area. The temporary nature of the pavement markings was noted by Director of Transportation Horkay.

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MOTION: Councilman Wirth moved to concur with the recommendation of the Engineering Department on Agenda Item 20a. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Applegate ABSTAINED].

20b. COUNCIL AWARD OF CONTRACT: Furnish and install a supplemental pumping system for the City Hall heating-air conditioning system
Ref. Bid #B88-51
Expenditure: \$17,178.00 including tax.

RECOMMENDATION:

It is recommended that Council authorize the awarding of a contract to the low bidder, the Pro Mechanical Corp. of Santa Ana, CA, to furnish and install the specified equipment in the total amount of \$17,178.00 including tax.

20c. COUNCIL AWARD OF CONTRACT: For the purchase of Five (5) Mobile Radios to be installed on buses that will be placed into service on the extension of Line 8, for the Torrance Transportation Department.
Funding: Prop. A local return monies
Ref: Los Angeles County Agreement No. 50337
Expenditure: \$12,977.82 including tax.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body award a contract for the purchase of five (5) mobile radios, Model T99KE Syntor X9000 to Motorola, Inc., of El Segundo, California, with pricing, terms, and conditions based on Los Angeles County Agreement No. 50337, in the total amount of \$12,977.82, including tax.

20d. COUNCIL AWARD OF CONTRACT: Re: Purchase of two (2) budgeted-replacement used "Special Use" vehicles
Expenditure: \$7,500.00 after trade-in.

RECOMMENDATION:

The Purchasing Division and Police Department recommend that your Honorable Body approve the purchase of the two (2) "Special Use" vehicles and the trade-in of an

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asset forfeiture seized vehicle from the Torrance Nissan car dealership of Torrance, California in the total amount of \$9,500.00, including tax.

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

* * *

At 9:30 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 9:31 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson, joined by the Mayor and Council, extended best wishes to all for a Happy Holiday Season.

22b. City Manager Jackson noted that this was the last meeting to be attended by Gerry Boutwell in his capacity as the City's Information Systems Director. Mr. Jackson praised Mr. Boutwell for his contributions and dedication during his tenure with the City of Torrance, and wished him well in his retirement.

Mayor Geissert and Councilmembers, in turn, concurred in wishing Mr. Boutwell the very best upon his retirement.

22c. Councilwoman Hardison requested that pending action regarding the State Water Resources Control Board be brought before the Council at the appropriate time.

22d. Councilwoman Hardison inquired regarding the status of a forthcoming touch-and-taxi report. Director of Transportation Horkay indicated that this information will be available to the Council at an early date.

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22e. The need for continued review of information regarding R-1 development standards was mentioned by Councilwoman Hardison.

22f. Councilman Nakano expressed his personal distress regarding a recent series of articles appearing in the Daily Breeze in which the Japanese-American community, in his opinion, was represented in a negative light.

Mr. Nakano expressed his position that the article dealing with the relationship between Japanese businesses and the Japanese-American community does not do justice to what is really taking place, and he noted his personal observation of a supportive attitude on the part of Japanese businesses to the community.

With regard to a specific reference in an article to the Japanese people who emigrated to this country many years ago, Mr. Nakano stated essentially as follows --

The Japanese-Americans had to struggle for a number of years to reach this point today. We suffered during World War II partly because of the action of the Japanese government. The Japanese business people who are here today are reaping the benefits of what we have been able to accomplish over the years.

If the attitude, behavior and the action of the Japanese business is negative then it would be a reflection on us If the situation were to become unbearable, all they have to do is move back to Japan. With us, this is our country, our home -- we are here to stay and we must live with the situation.

22g. Councilman Wirth noted receipt of a memorandum from the City Clerk relative to a vacancy on the Fine Arts Commission. It was the general consensus of the Council that appointment to this position be considered along with other Commission appointments at the January 10, 1989 City Council meeting.

22h. Mayor Geissert commented regarding citizen concerns relative to R-1 redevelopment, and requested that the Council's Community Planning and Design Committee consider the matter as early as possible in January.

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22i. Mr. Owen Petersen, 21515 Hawthorne Boulevard, requested that the Council reconsider its previous granting of a Negative Declaration in the case of the Home Club project [Planning Commission hearing on the Conditional Use Permit is scheduled for tomorrow, December 21, 1988].

This speaker clarified that a traffic report has been prepared [as requested by opponents of the project] in which certain deficiencies in the traffic report submitted by the proponent are pointed out. This new report, Mr. Petersen advised, was available last week and was hand delivered to Planning Commissioners yesterday.

It was Mr. Petersen's contention that there should be a rehearing on the matter of the Environmental Impact Report.

City Attorney Nelson directed that no action may be taken on this item at this meeting [per Brown Act specifications]. It was Mr. Nelson's suggestion that Mr. Petersen request appropriate staff to agenda this item for Council consideration at an appropriate time.

During the discussion regarding procedural matters and Brown Act considerations, it was requested by Councilman Applegate that the City Attorney establish, for the Council's information, precise guidelines and parameters for action within the constraints of the Brown Act.

No formal Council action was taken at this time.

22j. Mr. Gerry Boutwell expressed appreciation to the Council and the City Manager for the kind words expressed in his behalf at this meeting, and noted praise for members of the City's executive staff.

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 subjects:

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1. salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain personnel matters;
2. the proposed lease of City-owned airport property, the former El Rancho Motel site on Pacific Coast Highway, to William Adkins to operate a Lexus car dealership;
3. to give instructions regarding the review of the City's open space requirements and the possible acquisition of future surplus school sites;
4. regarding default of the lease for City-owned airport property leased to Specialty Restaurants which is presently occupied by Doolittle's Raiders; and,
5. the possible acquisition of residential properties on Carson Street, adjacent to Fire Station One, negotiations with Chuck Curry.

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957, 54957.6 (a), and 54956.8.

At 10:00 p.m., the City Council recessed to executive session for the above noted purposes, returning at 10:33 p.m., to take the following action.

MOU ENGINEERS, SUPPLEMENTAL #4

RESOLUTION NO. 88-318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE ENGINEERS RESOLUTION NO. 88-204

MOTION: Councilman Nakano moved to adopt Resolution No. 88-318. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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24. ADJOURNMENT:

At 10:34 p.m., this meeting of the City Council was formally adjourned to Tuesday, January 3, 1989, 5:30 p.m.

Adjournment was dedicated to the memory of

Ms. Ann A. Wilk.

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Mayor of the City of Torrance


Clerk of the City of Torrance