

June 23, 1998

**MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council convened in a regular session at 5:37 p.m. on Tuesday, June 23, 1998, in the City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Council members Cribbs, Lee, Messerlian, Nakano, O'Donnell, Walker and Mayor Hardison.

Absent: None.

Also Present: City Manager Jackson, Assistant City Attorney Pohl, City Clerk Herbers, and other staff representatives.

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At this time Agenda Item No. 20 was considered out of order.

20. **EXECUTIVE SESSION**

At 5:37 p.m., pursuant to California Government Code Sections 54957.6, 54956.9(a), 54956.9(c), 54957, and 54956.8 the Council recessed into a closed session to confer on matters listed on the meeting agenda.

At 7:10 p.m., the Council reconvened in Council Chambers.

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2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Special Olympian Team Member Yolette Yniguez.

Reverend Dr. Hillary Chrisley, Walteria United Methodist Church, gave the invocation for the meeting.

3. **AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilwoman Cribbs moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilman Messerlian and, there being no objection, it was so ordered by Mayor Hardison.

**MOTION:** Councilwoman Cribbs moved that, after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Council member the right to demand

the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Messerlian, and, there being no objection, it was so ordered by Mayor Hardison.

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Mayor Hardison noted the passing of four South Bay residents, Boyd Kifer, a former Administrative Assistant for United States Congressman Glenn Anderson who served as an effective liaison between the Congressman and the community; Gertrude Aleida Lanphen, a longtime Torrance resident and volunteer at the Torrance Farmers Market, known as the "The Honey Lady"; Vel Meletich, founder of Vel's Ford and partner with Parnelli Jones in the sponsorship of several successful auto-racing teams during the '60s and '70s; and Neil Palmer, an award-winning South Bay architect and designer of hundreds of homes and office buildings in the area. Mayor Hardison requested that the meeting be adjourned in their memory.

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4. **WITHDRAWN/DEFERRED ITEMS**

City Manager Jackson announced that Agenda Item No. 17a (Revised Procedures and Rate Policies at the Torrance Cultural Arts Center) was presented for information only at this time. Mayor Hardison announced that a City Council workshop regarding the Cultural Arts Center would be held on July 14, 1998, at 5:30 p.m.

Mayor Hardison noted additional material available at the meeting regarding Agenda Items 7c, 7n, 13e, 14a, 14b, 14c, 14d, and 17a.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

**18th Annual Old Fashioned 4th of July Celebration**

Wilson Park, 11:00 a.m. - 9:00 p.m.

Fireworks at 9:00 p.m.

Free Parking and Shuttle Bus from Civic Center and Del Amo Fashion Center

Parks and Recreation Director Barnett announced that there will be free train rides from 12:00 - 3:30 p.m. and musical entertainment from 12:00 - 9:00 p.m.; noted that free parking will be available at Del Amo Fashion Center and the Civic Center, with complimentary shuttle service at 15 minute intervals between 9:00 a.m. and 10:00 p.m., and limited on-site parking available at \$5.00 per car; and advised that no alcohol or fireworks are permitted in the park and that the fireworks show will be presented subject to wind conditions.

**6th Annual Torrance Air Fair**

July 11th & 12th, 10:00 a.m. - 5:00 p.m.

Torrance Municipal Airport - Zamperini Field

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 98-65 RE EDWARD ESTRADA**

**RESOLUTION NO. 98-65**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE COMMENDING AND CONGRATULATING**

**POLICE OFFICER EDWARD ESTRADA UPON HIS RETIREMENT  
FROM THE CITY AFTER THIRTY-ONE YEARS OF SERVICE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-65. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Police Officer Edward Estrada, who accepted with appreciation and spoke of his nearly 32 years of serving the residents of Torrance. Police Chief Herren commended Officer Estrada's performance as a police officer and as a former president of the Torrance Police Officers Association, and added his congratulations.

6b. **RESOLUTION NO. 98-66 RE CHARLES BADENOCH**

**RESOLUTION NO. 98-66**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE HONORING AND CONGRATULATING  
POLICE OFFICER STEPHEN CHARLES BADENOCH  
UPON HIS RETIREMENT AFTER THIRTY-ONE YEARS  
OF SERVICE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-66. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Police Officer Stephen Badenoch, and he thanked the Council for their support of the Police Department. Police Chief Herren commented on Officer Badenoch's expertise in crime investigation and his positive influence on the Department, and offered his congratulations.

6c. **PROCLAMATION RE "SPECIAL OLYMPICS WEEK"**

Mayor Hardison presented a proclamation declaring the week of June 21 through June 27, 1998, as "Special Olympics Week" in the City of Torrance to Alice Boyer, Special Olympics Coach.

6d. **SPECIAL OLYMPICS TEAM RECOGNITION**

Mayor Hardison reported on the Special Olympics Law Enforcement Torch Run through Torrance that took place earlier in the day, and noted that the 28th Annual Special Olympics Summer Games will be held on June 27 and 28, 1998 at UCLA. She presented Letters of Recognition to Torrance Special Olympians, Gabi Abumhor, Mark Bialich, Jennifer Bliedistel, Kevin Boyer, Alvin Brown, Victor Cowell, Sam Cusimano, Robert Fick, Angie Garcia, Marleen Geddes, Ron Geyer, Jan Gold, Chris Hawks, Tom Hirshfeld, Bob Huetter, Janeece Jursich, John Kalinski, Vanessa Knight, Stephanie Mooney, Robert Pacheco, Andy Rubio, Debbie Spomer, Pam Spomer, Keith Stevens, Robert Waters, Steven Wolfram, and Yolette Yniguez; and Special Olympics coaches, Gerry Barr, Alice Boyer, Richard Fick, Joe Pacheco, Ted Ries, Dorothy Spomer, and Kara Steiner.

Police Chief Herren accepted certificates presented by Mayor Hardison in recognition of officers who participated in the Torch Run.

6e. **TORRANCE AREA CHAMBER OF COMMERCE 3RD QUARTER REPORT**

Chamber President Ray Frew reviewed Torrance Area Chamber of Commerce activities for the 3rd quarter. He reported on governmental advocacy activities in Sacramento; participation in cultural events, including the 25th anniversary celebration with sister city, Kashiwa, Japan, and the 2nd Annual Dragon Circle event; and the implementation of the Torrance International Trade and Visitors Center and website at [visittorrance.com](http://visittorrance.com).

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Agenda Item 7f was considered out of order at this time.

7f. **PRIVATE INDUSTRY COUNCIL APPOINTMENTS**

**Recommendation**

The Carson/Lomita/Torrance Policy Board recommends that the City Council appoint an official to swear in four appointments to the Carson/Lomita/Torrance Private Industry Council (C/L/T PIC).

**MOTION:** Councilwoman Cribbs moved to concur with the Policy Board's recommendation to appoint Bruce F. Kohl and Walter Neil, Carson Large Business; Richard Slawson, Torrance CBO/Organized Labor; and Agnes Dodd, Torrance Public Employment Agency.. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

Councilwoman Cribbs introduced Bruce Kohl, representing Large Business, and Richard Slawson, representing Torrance CBO/Organized Labor; and City Clerk Herbers administered the oath of office to them.

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6f. **PRESENTATION OF JARED SIDNEY TORRANCE AWARD**

The Jared Sidney Torrance Award was presented by Mayor Hardison to former City Clerk John Bramhall and former City Attorney Stanley Remelmeyer, noting that the award honors citizens who have continuously served the community through a lifetime of leadership and dedication.

Mayor Hardison related the many elected, appointed, and volunteer positions, including City Manager and City Clerk, in which Mr. Bramhall has served the City since becoming a resident in 1961. Mr. Bramhall accepted the award with appreciation and commented on long-term friendships forged during his tenure in City government.

Mayor Hardison recounted Mr. Remelmeyer's numerous years of service to the City as a civil servant and community volunteer, including his 33 years as City Attorney, and his efforts which resulted in the tripling of park lands in Torrance. Mr. Remelmeyer accepted the award with gratitude and spoke of the City's transformation from a small industrial town to the modern prosperous city it is today. He noted the strong sense of community that exists in the City, and stated that he was proud to be among the army of volunteers who have contributed their talents to make Torrance a great city in which to reside.

Councilman Walker added his congratulations and commented that no one has ever deserved this award more than Mr. Bramhall and Mr. Remelmeyer. Mayor Hardison noted that their names will be added to the plaque displayed in City Hall listing the recipients of the Jared Sidney Torrance Award since its inception in 1984.

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The Council recessed from 8:15 p.m. to 8:35 p.m.

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7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - JUNE 2, 1998**

7b. **INVESTMENT REPORT FOR MAY 1998**

**Recommendation**

The City Treasurer recommends that City Council accept and file the statement of investment activity for the month of May, 1998.

7c. **PURCHASE ORDERS RE WAREHOUSE/WATER STOCK**

**Recommendation**

The Acting Fleet Services Director and the Engineering Director recommend that City Council:

- (1) Authorize purchase orders for the purchase of the annual requirement for Warehouse/Water stock;
- (2) Appropriate \$1,737,500 from the Water Fund; and
- (3) Authorize the repurchase of warehouse stock from the Water Fund subject to an inventory reconciliation.

7d. **PURCHASE ORDER RE VICTOR E. BENSTEAD MUNICIPAL PLUNGE**

Considered separately, see page 8.

7e. **PARKS AND RECREATION DEPARTMENT DONATIONS**

**Recommendation**

The Parks and Recreation Director recommends that City Council accept generous donations from the Dog Obedience Club of Torrance, the Torrance Woman's Club Evening Division, and the Kendo Club.

7f. **PRIVATE INDUSTRY COUNCIL APPOINTMENTS**

Considered out of order, see page 4.

7g. **CONTRACT RE MEDICAL INSTITUTE OF LITTLE COMPANY OF MARY**

**Recommendation**

The Human Resources Director recommends that City Council approve an amendment to the contract with the Medical Institute of Little Company of Mary for medical services,

extending the contract for a one-year period, from July 1, 1998 to June 30, 1999, in an amount not to exceed \$150,000. Funds are available in the 1998/99 operating budget.

7h. **JTPA AGREEMENT RE WILMINGTON JAYCEES FOUNDATION INC.**

**Recommendation**

The Human Resources Director recommends that City Council authorize the execution of an Amendment to the JTPA Agreement C97-246 with the Wilmington JayCees Foundation, Inc.

7i. **JTPA AGREEMENT RE MOBIL OIL CORPORATION**

**Recommendation**

The Carson/Lomita/Torrance Private Industry Council (PIC) and the Human Resources Director recommend that City Council authorize an amendment to the agreement with Mobil Oil Corporation. The amendment reflects a \$2.67 hourly increase for the participant's On-the-Job training wage, increases the training hours from 320 to 336, reduces the number of participants from 15 to 7, eliminates the fringe benefit allocation for the participant, and reduces the overall agreement from \$72,963 to \$36,641.96.

7j. **AUTHORIZATION OF LEASE RE HARBOR ONE-STOP CAREER CENTER**

**Recommendation**

The Human Resources Director recommends that City Council authorize a thirty-seven month premises lease between California Drive-In Theaters, Inc. and the City of Torrance for the permanent location of the Harbor One-Stop Career Center at Worldport Business Center, 1851 North Gaffey Street, Suites D, E, F, G, and H, in San Pedro and to authorize the City Manager to approve payment for tenant improvements not to exceed \$80,000.

7k. **APPROVAL TO PURCHASE EXCESS LIABILITY INSURANCE**

**Recommendation**

The Human Resources Director recommends that City Council approve the renewal purchase of excess liability insurance for the period of July 1, 1998 to July 1, 1999, from Robert F. Driver Co., at a premium of \$226,408. The renewal premium reflects a reduction of 32% from the prior premium. Due to a dividend (credit) of \$77,605, the net premium will be \$148,803.

7l. **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM EDUCATIONAL SITE VISIT PROGRAM**

**Recommendation**

The Engineering Director recommends that City Council authorize the Mayor to execute and the City Clerk attest to a Memorandum of Understanding with the County of Los Angeles for the National Pollutant Discharge Elimination System Educational Site Visit Program.

7m. **REHABILITATION OF ELECTRICAL WIRING IN EAST T-HANGARS**

**Recommendation**

The General Services Director recommends that City Council award a contract to National Electric Contractors, Inc., in the amount of \$118,408 to be taken from the Airport Aeronautical Fund, to rehabilitate the wiring in the westernmost row of T-hangars in the east T-hangar area.

7n. **AGREEMENT RE GREAT AMERICAN AIRCRAFT MAINTENANCE COMPANY**

**Recommendation**

The Land Management Team recommends that City Council enter into a subordination agreement with Great American Aircraft Maintenance Company, 3401 Airport Drive, regarding Parcel B currently under development and assigned to Torrance Hangar Development Co., LLC, a California Limited Liability Company.

**MOTION:** Councilwoman O'Donnell moved for the approval of Consent Calendar Item Nos. 7a, 7b, 7c, 7e, 7g, 7h, 7i, 7j, 7k, 7l, 7m, and 7n. The motion was seconded by Councilman Walker and passed by unanimous roll call vote, with Councilman Nakano and Councilwoman O'Donnell abstaining on 7a (Approval of Minutes - June 2, 1998).

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Consent Calendar Item No. 7d was considered separately at this time.

7d. **PURCHASE ORDER RE VICTOR E. BENSTEAD MUNICIPAL PLUNGE**

**Recommendation**

The Parks and Recreation Director recommends that City Council authorize a purchase order be issued in the amount of \$125,000 plus a 5% contingency for a total of \$131,250 to California Commercial Pools, Glendora, California, for the purchase and installation of a moveable bulkhead, lifting jacks, insulating blankets, and storage reels.

Councilman Walker stated that he was in favor of the expenditure for the insulating pool blankets and storage reels, but questioned whether spending \$80,000 for a moveable bulkhead was cost-effective. Recreation Supervisor Halladay explained that the installation of the bulkhead will divide the pool into two separate aquatic areas and thereby enable the City to offer year-round aquatic programs, allow the dimensions of the pool to be adjusted to meet competitive standards, and increase revenues from City-run programs and rentals from private parties and competitive swim clubs.

In response to Councilwoman O'Donnell's inquiry, Parks and Recreation Director Barnett advised that the bulkhead was not being proposed as a revenue enhancer, but rather to maximize the use of the pool; and stated that if projections are accurate, the cost of the bulkhead could be recouped in a minimum of five years.

**MOTION:** Councilman Walker moved to concur with the staff recommendation. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

8. **LIBRARY / PARKS & RECREATION**

8a. **PURCHASE ORDER RE ANNUAL TREE TRIMMING AND REMOVAL**

**Recommendation**

The Parks and Recreation Director recommends that City Council authorize a purchase order be issued to Travers Tree Service, Palos Verdes Peninsula, CA, in an amount not to exceed \$40,000 plus a 5% contingency of \$2,000 for a total of \$42,000, to provide annual tree trimming and removal services for the Parks and Recreation Department.

Mr. Alan Lee, TME-AFSCME, Local 1117, thanked the Council for delaying consideration of this matter to allow the employee organization an opportunity to meet with Parks and Recreation staff. He stated that, while stopping short of supporting this action, they have no objection, and advised that objections will be raised in a more timely fashion in the future.

**MOTION:** Councilman Walker moved to concur with the staff recommendation. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

9. **TRANSPORTATION/PUBLIC WORKS**

9a. **FTA URBANIZED AREA FORMULA PROGRAM GRANT APPLICATION**

**Recommendation**

The Transit General Manager recommends that City Council approve a resolution authorizing the City Manager to apply and the Mayor to execute, and the City Clerk attest to grant cooperative agreements for an amount not to exceed \$2,047,300 in Federal Transit Administration (FTA) Urbanized Area Formula Program Funds to assist in financing bus replacements and Transit Facility improvements.

**RESOLUTION NO. 98-75**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION FOR AN AMOUNT NOT TO EXCEED \$2,047,300 WITH THE FEDERAL TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FOR ASSISTANCE IN FY 1997-98, AS AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23 UNITED STATES CODE AND OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-75. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13. **ADMINISTRATIVE MATTERS**

13a. **STATEMENT OF INVESTMENT POLICY FOR FY 1998-99**

**Recommendation**



The City Treasurer recommends that City Council adopt a resolution to establish the Statement of Investment Policy for FY1998-99.

**RESOLUTION NO. 98-60**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 98-99 IN ACCORDANCE WITH CERTAIN GUIDELINES**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-60. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13b. **MEMORANDUM OF INTENT FOR RECURRENT RECREATION EMPLOYEES**

**ORGANIZATION**

**Recommendation**

The City Manager recommends that City Council concur in principle with a Memorandum of Intent (MOI) for the Torrance Recurrent Recreation Employees Organization (TRREO).

**MOTION:** Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

13c. **THIRD QUARTER BUDGET REVIEW**

**Recommendation**

The Finance and Governmental Operations Committee recommends that City Council concur with the following recommendations:

- (1) Accept and file the third quarter budget report;
- (2) Approve the joint program modification from the Parks and Recreation and Street Services Department; and
- (3) Approve using years of continual service as a Councilmember and number of votes obtained in most recent election for selection of City Council Standing Committee Chairs And Members (option 1).

**MOTION:** Councilman Lee moved to concur with the committee recommendations. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13d. **SELECTION OF CITY COUNCIL STANDING COMMITTEE CHAIRS AND MEMBERS**

**Recommendation**

The Finance and Governmental Operations Committee recommends that the City Council select the Council standing committee chairs and members.

The committees were selected by current Council seniority (Nakano, Lee, O'Donnell, Cribbs, Messerlian, and Walker) as follows:

COMMITTEE	CHAIR	MEMBERS
Community Planning and Design	Messerlian	Cribbs, Lee
Public Safety	O'Donnell	Lee, Nakano
Transportation	Walker	Messerlian, Nakano
Citizen Development and Enrichment	Nakano	Cribbs, Messerlian
Finance and Governmental Operations	Lee	O'Donnell, Walker
Employee Relations	Cribbs	O'Donnell, Walker

13e. **REFUNDING OF REDEVELOPMENT INDUSTRIAL AND DOWNTOWN PROJECT AREA TAX ALLOCATION BONDS**

Considered concurrently with Redevelopment Agency Agenda Item 4b, see page 16.

13f. **APPROPRIATION TO SELF INSURANCE FUND (TORT LITIGATION)**

**Recommendation**

The City Attorney recommends that City Council approve an appropriation of \$50,000 from the Reserve for Litigation Account to the Tort Litigation Self Insurance Fund to fund the attorney's fees incurred this fiscal year in Dakovich & Son, Inc. v. City of Torrance, LASC Case No. BC154394.

**MOTION:** Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

13g. **ADDITIONAL FUNDING RE DEPARTMENT OF JUSTICE LAWSUIT**

**Recommendation**

The City Attorney recommends that City Council approve an additional appropriation of funds in the amount of \$25,000 from the Reserve for Litigation Account to the City Attorney's Civil Litigation Legal Services Account. This will augment the existing purchase order with the law firm of Latham & Watkins for the defense of the City in the Department of Justice lawsuit, United States of America v. City of Torrance, et al, Case No. CV 93-4142 MRP (GHKx).

**MOTION:** Councilman Lee moved to concur with the staff recommendation. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

14. **HEARINGS**

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Mayor Hardison announced that hearings would be opened, discussions held, and hearings closed on Item Nos. 14a, 14b, and 14c, with action deferred until consideration of Item No. 14d (Proposed 1998-99 City Budget).

14a. **HOME OCCUPATION PERMIT**

**Recommendation**

Sue Sweet  
Recording Secretary

The Planning Director recommends that City Council consider the Home Occupation Study and the Child Day Care Study; adopt an ordinance which revises the City's Zoning Code (Division 9, Planning and Land Use) regarding home occupation procedures and mandatory conditions, the regulation of family day care homes for children in single family dwellings, and child day care centers in residential zones; and approve a resolution which repeals the existing fee for the Home Occupation Permit and sets a new fee for a non-discretionary Large Family Day Care Permit. The Planning Director also recommends that City Council approve the attached summary of the Ordinance for publication.

Mayor Hardison noted that this was the time, date and place for the public hearing on the proposed revisions to the City's procedure for regulating home occupations.

Councilman Walker noted that he currently possesses a Home Occupation Permit and questioned whether his participation in the discussion of this matter might be construed as a conflict of interest. Deputy City Attorney Whitham advised that since existing permits are not affected by the new regulations, it was not necessary for Councilman Walker to abstain from consideration of this item.

Noting that she had been contacted by residents regarding this issue, Councilwoman O'Donnell reported that the consensus of residents is that unsafe conditions exist because of inadequate parking for child care sites in residential areas, and stated that she was not in favor of deleting the requirement for obtaining signatures from neighbors and property owners prior to the issuance of a day care permit, or any other type of home occupation permit, because it would deny residents input on matters that could seriously impact their neighborhoods.

Principal Planner Bluman advised that the City's current regulations governing large family day care homes are not consistent with State law, and outlined the three options being presented for the Council's consideration. She stated that the option that staff is recommending, regulation by a Non-Discretionary Permit, is most similar to the procedure now in use, with certain conditions added to address the issues of noise, traffic, parking, and spacing and concentration, the only matters that the City is allowed by State law to regulate.

In response to Councilman Messerlian's inquiry, Ms. Bluman explained that after consulting with legal counsel, it was determined that, rather than attempting to list all non-permitted uses in the new regulations for a Home Occupation Permit, it was preferable to include well-defined standards and requirements that would clearly preclude the operation of any kind of business that would be objectionable in a residential area.

Referring to the proposed Large Family Day Care Permit regulations, Councilwoman Cribbs suggested increasing the minimum separation between large family day care homes to 1,000 feet and increasing the permit fees to recover 100% of the actual costs to the City.

Councilman Lee explained that in the past, the rationale for structuring fees to recover less than 100% of costs was that residents already pay taxes in the form of sales and property taxes to fund City government, and they should receive a basic level of service and not have to bear the full cost of permits.

Mayor Hardison invited input from the audience.

Ms. Barbara Dryer, requested clarification of the proposed regulations regarding music lessons and home study programs, and requested that the Council consider extending the hours for music instruction until 9:00 p.m.

Mayor Hardison noted that staff had recommended that both music lessons and academic tutoring cease at 8:00 p.m., but the Planning Commission had unanimously recommended that tutoring be allowed to continue until 10:00 p.m. since it is a quieter activity and less intrusive on neighbors. Expressing support for the Commission's position, she stated that she believed the 8:00 time frame to be reasonable.

**MOTION:** Councilman Messerlian moved to close the public hearing. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

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Subsequent to consideration of Item No. 14d, the following action was taken:

**MOTION:** Councilwoman Cribbs moved to amend Ordinance No. 3453, Section 92.37.5 Standards and Requirements, Subsection (k), to read as follows: "A large family day care home must not be located within one thousand (1000) feet of another large family day care home..." The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

Councilwoman O'Donnell reiterated her objection to the provision to delete the requirement for applicants to obtain signatures from neighbors and property owners, noting that a home is a major investment, and people should have a right to be free of commercial intrusions in residential neighborhoods.

A lengthy discussion ensued, and Council members considered the option of regulating Large Family Day Care Homes with a Modified Conditional Use Permit (notice to property owners within 100' radius only and no hearing unless requested). Principal Planner Bluman advised that, if hearings were held, only concerns related to noise, traffic, parking, and spacing and concentration could be taken into account. Several Council members expressed concerns that instituting a Modified Conditional Use Permit might cause confusion and encourage unhappy neighbors to oppose Large Family Day Care Homes on a general basis. Deputy City Attorney Whitham advised that as long as criteria are met with respect to noise, traffic, parking, and space and concentration, the City would have no basis on which to deny a permit.

By way of straw votes, it was determined that the consensus of the Council was to concur with the staff recommendation.

### **ORDINANCE NO. 3453**

#### **AN ORDINANCE OF THE CITY COUNCIL OF TORRANCE, CALIFORNIA, AMENDING THE TORRANCE MUNICIPAL CODE RELATING TO HOME OCCUPATIONS IN RESIDENTIAL UNITS, FAMILY DAY CARE HOMES FOR CHILDREN IN SINGLE FAMILY DWELLINGS AND CHILD DAY CARE CENTERS IN RESIDENTIAL ZONES**

**MOTION:** Councilman Nakano moved for the adoption of Ordinance No. 3453 as amended. The motion was seconded by Councilman Walker and passed by majority roll call vote, with Councilwoman O'Donnell dissenting.

Councilwoman Cribbs restated her belief, that since Large Family Day Care Homes are income-producing businesses, permit fees should recover 100% of the costs to the City.

With this in mind, Deputy City Attorney Whitham recommended the following amendments to Resolution No. 98-69:

- (1) Delete Paragraph 5 which begins, "WHEREAS, the City Council has determined by City Council Resolution 89-61 that the City should recover 59% of the actual costs..."; and
- (2) Amend Section 2 to read, "...the fee for filing an application for a Large Family Day Care Permit will be \$153.00."

### **RESOLUTION NO. 98-69**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 3(F) OF CITY COUNCIL RESOLUTION 94-91 THAT IMPOSED A FEE FOR THE ISSUANCE OF HOME OCCUPATION PERMITS; AND SETTING A NEW FEE FOR LARGE FAMILY DAY CARE PERMITS**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-69 as amended. The motion was seconded by Councilman Walker and passed by majority roll call vote, with Councilwoman O'Donnell dissenting.

**MOTION:** Councilman Messerlian moved to approve the publication of the attached summary of Ordinance No. 3453. The motion was seconded by Councilman Lee and passed by majority roll call vote, with Councilwoman O'Donnell dissenting.

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The Council recessed from 10:44 p.m. to 10:51 p.m.

14b. **MEDICAL SUPPLIES FEE**

**Recommendation**

The Interim Fire Chief and City Manager recommend that, after a public hearing, the City Council adopt a resolution setting a \$23.00 fee for Medical Supplies to be billed for all transported patients.

Mayor Hardison announced that this was the time, date, and place for the public hearing on the proposed medical supplies fee.

Interim Fire Chief Thompson explained that in the past, the cost of medical supplies that were used by paramedics when responding to an emergency were included as part of the patient's hospital emergency room bill, a practice no longer allowed. He advised that the proposed \$23.00 fee would be billed by the ambulance company that transports the patient and would allow the

City to recover the cost of supplies. He pointed out that the proposed fee is considerably less than the fees that were charged by hospitals

In response to Councilman Lee's inquiry, Chief Thompson offered clarification of insurance and Medicare billing procedures; and, responding to Councilman Messerlian's inquiry, provided information regarding the vendors from whom supplies are currently being purchased, and reported that supplies are being warehoused at Station No. 1.

There being no requests to speak, the following motion was offered.

**MOTION:** Councilman Lee moved to close the public hearing. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

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Subsequent to the consideration of Item No. 14d, the following action was taken on this item:

#### **RESOLUTION NO. 98-70**

##### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING A MEDICAL SUPPLY FEE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-70. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

#### 14c. **POLICE BOOKING FEES**

##### **Recommendation**

The Chief of Police and City Manager recommend that City Council authorize a new single booking fee of \$275 and adopt a resolution establishing a booking fee of \$275.

Mayor Hardison announced that this was the time, date and place for the public hearing on the proposed police booking fee.

Police Chief Herren was available to answer questions on this matter.

There being no requests to speak, the following motion was offered.

**MOTION:** Councilman Lee moved to close the public hearing. The motion was seconded by Councilwoman O'Donnell and passed by unanimous roll call vote.

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Subsequent to consideration of Item No. 14d, the following action was taken:

#### **RESOLUTION NO. 98-71**

##### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING A BOOKING FEE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-71. The motion was seconded by Councilman Walker and passed by unanimous roll call vote

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At 9:32 p.m., the Council met as the Torrance Redevelopment Agency. Agenda Item No. 13e was heard out of order as companion to Redevelopment Agency Agenda Item No. 4b.

13e. **REFUNDING OF REDEVELOPMENT INDUSTRIAL AND DOWNTOWN PROJECT AREA TAX ALLOCATION BONDS**

**Recommendation**

The Finance Director recommends that City Council authorize the issuance of refunding bonds and form of legal documents necessary to issue the refunding bonds for the Industrial and Downtown Redevelopment Project areas.

Finance Director Tsao reported that the Agency can realize substantial savings by refunding outstanding bonds for the Industrial and Downtown Project area at current low interest rates.

In response to Mayor Hardison's inquiry, Mr. Tsao confirmed that the savings will be used to offset the reduction in tax increment which has resulted primarily from the reduced property assessment value for the major property owner in the area, American Honda Motor Company, Inc.; and advised that tax revenues in excess of the debt service are transferred back to the General Fund and that these transferred funds are accounted for in next year's budget.

**RESOLUTION NO. 98-68**

**RESOLUTION APPROVING THE ISSUANCE BY THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE OF TAX ALLOCATION REFUNDING BONDS TO REFUND THE AGENCY'S TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT TAX ALLOCATION REFUNDING BONDS, SERIES 1989 AND DOWNTOWN REDEVELOPMENT PROJECT TAX ALLOCATION BONDS, SERIES 1992**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-68. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

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At 9:40 p.m., the Council meeting was resumed in regular agenda order.

14d. **PROPOSED 1998-99 CITY BUDGET**

**Recommendation**

The City Manager recommends that the City Council conduct the second public hearing on the proposed 1998-99 City budget and that the City Council:

- (1) Approve the proposed Base Budget from the General and other Funds;
- (2) Concur in and include previously approved budget modifications;
- (3) Concur in proposed fees;
- (4) Concur in recommended changes in reserves;
- (5) Concur in certain changes submitted by the City Manager;

(6) Concur with the structure of the previously approved transfer of the Joslyn Gallery to Parks and Recreations Department from the General Services Department;  
And that then the City Council adopt the 1998-99 City budget encompassing the General and all other funds.

Mayor Hardison noted that this was the time, date, and place for the second public hearing on the proposed revisions to the second year of the City Manager's 1997-99 Adopted City Budget.

City Manager Jackson noted that at the Budget Workshop and the first public hearing, input from the Council and the public was received, and options and alternatives to some of the proposed modifications to the budget were provided.

In a slide presentation, Finance Director Tsao provided an overview of how the alternatives explored affect the final analysis of the budget, including proposed revenue changes, adjustments to the Police and Fire Department budgets, and recommended changes to reduce the dependency on one-time moneys (year end carryover).

City Manager Jackson advised that the proposed budget is a balanced budget and continues to maintain a reserve for increases in personnel costs.

In response to Mayor Hardison's inquiry, Interim Fire Chief Thompson provided clarification of the number of personnel needed for constant staffing and confirmed that the same level of constant staffing will be maintained.

Battalion Chief Ken Carter, president of the Torrance Firefighters Association, thanked City Manager Jackson for keeping him informed and allowing him input on the proposed adjustments to the Fire Department budget; expressed support for the proposal to delete three Fair Labor Standards Act positions; and requested that consideration be given to adding two Communications Operator positions, as originally proposed. With regard to the proposal to save on paramedic training costs by using firefighters on the current "eligible list" who are already licensed paramedics, Chief Carter reported that two firefighters were recently offered the opportunity to start paramedic training in August, and requested that this commitment be honored.

Mayor Hardison noted that according to Chief Carter's remarks at an earlier budget session, the fifth firefighter on Truck 91 routinely augments the Communications staff, and related her understanding that since that position is being retained, additional staffing for Communications will be available.

In response to Councilman Lee's inquiry, Interim Fire Chief Thompson reported that, although some cities have joint fire/police communications centers, the trend is to keep them separate.

**MOTION:** Councilman Messerlian moved to close the public hearing. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

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Subsequent to Council action on Item Nos. 14a, 14b, and 14c, consideration of the proposed City budget continued, and straw votes were taken on the following matters:

**Straw vote reflected a 7-0 vote** to approve the proposed base operating budget for the General and other funds.

**Straw vote reflected a 7-0 vote** to concur in and include previously approved budget modifications.

**Straw vote reflected a 7-0 vote** to concur in recommended changes in reserves.

**Straw vote reflected a 7-0 vote** to concur in certain changes submitted by the City Manager.

**Straw vote reflected a 7-0 vote** to concur with the structure of the previously approved transfer of the Joslyn Gallery to Parks and Recreation Department from the General Services Department.

Councilman Walker complimented City Manager Jackson on the manner in which adjustments were made to the Fire Department's budget that enabled the retention of the three firefighter positions that were initially proposed for deletion. In response to Councilman Walker's inquiry, Interim Fire Chief Thompson confirmed that funds would be available for the paramedic training of the two firefighters that Chief Carter had mentioned earlier.

Mayor Hardison announced that formal adoption of the budget will take place on Tuesday, June 30, 1998.

14e. **CABLE TELEVISION BASIC RATES**

**Recommendation**

The City Manager recommends that City Council continue a continued public hearing on Time Warner's "Value Basic" rate (Tier 1) to July 21, 1998.

**MOTION:** Councilman Walker moved to continue the public hearing to July 21, 1998. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

14f. **VACATION OF ALLEY LOCATED SOUTH OF MARCELINA AVENUE AND EAST OF CRAVENS AVENUE**

**Recommendation**

The Engineering Director recommends that following the public hearing, City Council approve and adopt a resolution ordering the vacation of the first alley east of Cravens Avenue from Marcelina Avenue to 140 feet southerly.

Engineering Director Burt advised that required postings and notifications had been made with regard to the vacation of the alley, and that no comments or concerns had been received.

Mayor Hardison noted that a letter regarding noise at Keegan's Pub had been received by the Police Department, but it was not related to the vacation of the alley.

Mayor Hardison invited public input.

Mr. Wayne Staples, 1516 Cravens Avenue, representing Brisas del Mar homeowners, stated that noise from Keegan's Pub frequently disturbs residents and expressed concerns that the proposed outdoor dining area would exacerbate the problem. He requested that the Council include in the resolution provisions prohibiting music and speakers, and limiting the hours of operation in the outdoor area.

In response to Councilwoman O'Donnell's inquiry, Police Chief Herren reported that the Police Department is aware of the problem and is working to resolve it, and noted that noise complaints about the pub are received primarily when the door on the west side of the building is left open.

Engineering Director Burtt advised that the issue before the Council was the vacation of the alley, and that the resolution could not be amended to include conditions related to land use.

Senior Principal Planner Bihn provided additional information about the plans for the outdoor dining area, noting that walls will surround the outdoor dining area to deflect noise, and the offending door will be relocated to another wall. He advised that noise readings could be taken to ascertain if noise levels at the pub exceed those allowed by the City's noise ordinance.

Councilman Walker commented on the need for cooperation between business owners and residents in order for the downtown revitalization to be successful, and expressed his opinion that it was unreasonable to expect downtown restaurants to close early and contrary to the goals of revitalization.

Mr. Jeff Remy, president of the Downtown Torrance Association, concurred with Councilman Walker's comments; pointed out that homebuyers in the downtown area knew they were buying in an urban setting; advised that attracting nightlife and entertainment is a top priority of the Association and vital to the area's survival; and requested that business owners not be burdened by unreasonable restrictions.

Mr. Randy Sgro, 1609 Cravens, attorney representing Mr. Keegan, quoted from a disclosure signed by purchasers of townhomes in the downtown area acknowledging that they were aware that the residence being purchased was located in an urban environment. He reported that the sound equipment at the pub had been recently tested by the City's Environmental division and noise levels were found to be within acceptable limits.

Mr. John Patton, 1417 W. 220th Street, commented on the family atmosphere at the pub and the positive changes in the downtown area.

Mr. Nick Ross, 2577 Plaza del Amo, spoke of Mr. Keegan's reputation as an honorable man who takes pride in his business.

**MOTION:** Councilman Walker moved to close the public hearing. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

Councilman Lee, echoed by Mayor Hardison, expressed support for the vacation of the alley and the expansion of Keegan's Pub.

**RESOLUTION NO. 98-72**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF THE ALLEY LOCATED SOUTH OF MARCELINA AVENUE AND EAST OF CRAVENS AVENUE IN THE CITY OF TORRANCE.**

**MOTION** Councilman Nakano moved for the adoption of Resolution No. 98-72. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Item Nos. 14g and 14h were heard concurrently.

14g. **PARKING VARIANCE RE 115 AND 131 PALOS VERDES BOULEVARD**

**Recommendation**

The Planning Director recommends that City Council deny the Variance to allow the construction of a 31,400 square foot commercial building with less than code required parking on property located at 115 and 131 Palos Verdes Boulevard in the C-1 zone. The Planning Commission recommends that City Council approve the Variance to allow the construction of a 31,400 square foot commercial building with less than code required parking on property located at 115 and 131 Palos Verdes Boulevard in the C-1 zone.

VAR97-0001 (CUP97-0001; PRE97-0001; EAS97-0001): George Krikorian.

14h. **GENERAL PLAN AMENDMENT RE RIVIERA VILLAGE**

**Recommendation**

The Planning Director and the Planning Commission recommend that City Council approve the General Plan Amendment to change the land use designation from "Local Commercial" to "Commercial Center" for purposes of validating the existing character of development of those commercial properties generally located south of Pacific Coast Highway and west of Palos Verdes Boulevard in an area commonly known as Riviera Village within the City of Torrance in the C-1 zone.

GPA97-0001 (EAS97-0003): CITY OF TORRANCE

Senior Principal Planner Gibson presented the staff report (per written material of record) and noted supplemental material available at the meeting.

Responding to Mayor Hardison's inquiry, Mr. Dan Withee, 1983 W. 190th Street, architect for the project, stated that everything possible has been done to address concerns of neighbors about parking problems and view obstruction, including lowering and reducing the size of the building, improving traffic circulation, adding parking spaces, and restricting tenant parking to the underground garage.

Councilman Walker voiced support for the parking variance and for the project, stating that it will be a great addition to an area that is in need of improvement.

Councilman Nakano pointed out that the site was formerly occupied by Pat's Ski Shop and the only time that parking problems were experienced was during sales and special events.

Mr. Chuck Bennett, 362 Palos Verdes Boulevard, stated that he was in favor of the project, especially since the property is vacant and has become an eyesore.

Mr. Mike Kaminskis, 3333 Palos Verdes Drive West, manager of apartment buildings across the street from the subject property, spoke in opposition to the proposed project, stating that the building will impair views from the apartments, and requested that the Council deny the parking variance, thereby forcing the owner to downsize the project.

Mr. Bob Howard, 118 Palos Verdes Boulevard, using photos to support his position, stated that neither his view, nor the view from the apartments to which Mr. Kaminskis referred, will be impaired by the new building. He commended Mr. Krikorian's efforts to develop an attractive project that enhances the area.

**MOTION** Councilman Lee moved to close the public hearing. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

**MOTION:** Councilman Walker moved to concur with the Planning Commission recommendation to approve the Variance. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

**RESOLUTION NO. 98-74**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A VARIANCE TO ALLOW LESS THAN CODE REQUIRED PARKING IN CONJUNCTION WITH THE CONSTRUCTION OF A 31,400 SQUARE FOOT COMMERCIAL BUILDING ON PROPERTY LOCATED IN THE C-1 ZONE AT 115 AND 131 PALOS VERDES BOULEVARD.**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-74. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

**RESOLUTION NO. 98-73**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED OCTOBER 27,1992, BY RESOLUTION 92-172, TO CHANGE THE LAND USE DESIGNATION FROM LOCAL COMMERCIAL TO COMMERCIAL CENTER OF THOSE COMMERCIAL PROPERTIES LOCATED SOUTH OF PACIFIC COAST HIGHWAY AND WEST OF PALOS VERDES BOULEVARD IN AN AREA COMMONLY KNOWN AS RIVIERA VILLAGE IN THE CITY OF TORRANCE IN THE C-1 ZONE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 98-73. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

17. **MATTERS NOT OTHERWISE CLASSIFIED**

17a. **TORRANCE CULTURAL ARTS CENTER PROCEDURES AND POLICIES**

**Recommendation**

The General Services Director recommends that the City Council adopt the following procedures and rate policies for Torrance Cultural Arts Center:

**OPERATIONS/ADMINISTRATION**

- Reduce the Center hours to 10:00 a.m. to 10:00 p.m. (reduction of 25%), combined with a modification to the staffing and rental structure for Parks and Recreation classes during the hours 6:00 a.m. to 10:00 a.m. (Meeting room bookings would be available from 6:00 a.m. to 12:00 a.m. as staffing and overhead would be fully reimbursed.)
- Provide full custodial services from 10:00 p.m. until 6:00 a.m. seven days a week, staffed by City Custodians.
- Increase part time administrative and supervisory staffing to 100%, underfill the vacant Event Coordinator position by use of an additional Booking Manager, and add one Customer Service Representative.

**THEATRE**

- Double the present rates at the Theatre and eliminate the free user policy. All non-revenue users would pay the Resident Non-Profit rate.
- Limit the number of subsidized events in the Theatre to four per week (including rehearsals).

**MEETING ROOMS**

- Revise the Meeting Hall rates to exclude the cost of set-up and teardown and charge \$25 per hour for all labor, as is the standard practice for the rest of the Center.
- Increase the Commercial and Non-Resident Private rates by 50%.
- Increase the rate for Event Manager to \$25 per/hr.
- Increase the minimum deposit to \$500 for all events.
- Revise the requirements for security at events serving alcohol, to provide one Torrance Police Officer for all events ending by 6:00 p.m. and two Torrance Police Officers for events ending after 6:00 p.m. Security would not be required at receptions in the Theatre or Gallery.

**RECREATION CENTER**

- Maintain the policy of allowing Torrance based non-profit groups, one use per year for fund-raising purposes but limit the number of subsidized events to one per week.

Mayor Hardison noted that this item was presented for information only.

**MOTION:** Councilman Walker moved to defer this item to July 14, 1998, at 5:30 p.m. for a workshop. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. Councilman Messerlian thanked Planning Director Ferren and his staff for the work done to bring forward the Home Occupancy and Child Care Study.

19b. Councilman Walker commented on an article in the Daily Breeze related to the school bond issue with Mayor Hardison echoing his comments.

19c. Councilman Nakano stated that Salvation Army Captain Doug Tollerud was being reassigned and sought appropriate recognition for him from the City.

20. **EXECUTIVE SESSION**

At 12:03 a.m., pursuant to California Government Code Sections 54957.6, 54956.9(a), 54956.9(c), 54957, and 54956.8 the Council recessed into a closed session to confer on matters listed on the meeting agenda.

The Council returned to Council Chambers at 12:20 a.m.. No formal action was taken on any matter heard in closed session.

21. **ADJOURNMENT**

At 12:20 a.m., the meeting was adjourned to Tuesday, June 30, 1998, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m.

*Adjourned in Memory of  
Boyd Kifer, Gertrude Aleida Lanphen, Vel Meletich, and Neil Palmer*