

October 20, 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 6:35 p.m.* on Tuesday, October 20, 1998, in the City Council Chambers at Torrance City Hall.

*At 5:30 p.m., City Clerk Herbers announced that a quorum was not present but was expected at 6:30 p.m.

ROLL CALL

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

Absent: Councilman Nakano.

Also Present: City Manager Jackson, City Attorney Fellows, 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 6:35 p.m., pursuant to California Government Code Sections 54956.9(a) 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, and the meeting resumed in regular agenda order. No formal action was taken on any matter heard in executive session.

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2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Civil Air Patrol Squad #107.

City Clerk Herbers gave the invocation for the meeting.

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

MOTION: Councilman Lee 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 Councilwoman Cribbs and, there being no objection, it was so ordered by Mayor Hardison (absent Councilman Nakano).

MOTION: Councilman Lee 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 Councilwoman Cribbs, and, there being no objection, it was so ordered by Mayor Hardison (absent Councilman Nakano).

4. **WITHDRAWN/DEFERRED ITEMS**

City Manager Jackson announced that requests had been received from the applicants to continue Agenda Item Nos. 14b (EAS98-0025, CUP98-0046, TTM52389: Anastasi Development Corporation - Begonia Village) and 14c (PRE98-0013: Gary Lane) for one week.

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Mayor Hardison noted supplemental material available at the meeting on Agenda Item Nos. 13b (Revised Procedures and Rate Policies at Cultural Arts Center) and 14a (FY 1999- 2001 Torrance Short Range Transit Plan).

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5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Finance and Governmental Operations Committee

Tuesday, November 17, 1998, 5:30 p.m.

West Annex Commission Room

Subject: First Quarter Budget Review/Campaign Reform

City Clerk Herbers announced that the L.A. County Registrar was looking for Election Workers for the November 3 election and that interested persons may call the City Clerk's office, the L.A. County Registrar's office, or find the information on the Torrance web page. She noted that the last day to apply for absent voter ballots is October 27, 1998.

6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE "AMERICAN HEART WALK DAY"**

Mayor Hardison presented a proclamation declaring Saturday, October 24, 1998, as "American Heart Walk Day," in the City of Torrance to Diane Hoover, Little Company of Mary Health Services. Ms. Hoover invited residents to participate in the American Heart Walk on October 24th.

6b. **INTRODUCTION OF SISTER CITY ASSOCIATION DELEGATION**

With the assistance of Hazel Taniguchi, President of the Torrance Sister City Association, Mayor Hardison introduced the following delegation of educators visiting from Kashiwa, Japan, and presented them with pins commemorating the 25th Anniversary of the Sister City Association: Michiyo Nemoto, leader of the delegation and principal of Toyoshiki Junior High School; Osamu Abe, vice principal of Takada Elementary School; Fumie Suzuki; teacher at Kashiwa Third Elementary School; and Hisako Shimizu, teacher at Asahi Elementary School. Mr. Nemoto commented on the friendships that have developed between residents of Kashiwa and residents of Torrance as a result of the Sister City Association and expressed appreciation for the City's hospitality.

Mayor Hardison presented two plaques that she had recently accepted on behalf of the City from West Basin and Mobil Oil Corporation recognizing the City's involvement in Mobil's waste water recycling project to Nazir Qureshi, Water Resources Division Engineer; Jack van der Linden, Water Operations Administrator; and Chuck Schaich, Senior Administrative Analyst, and commended their efforts on this project.

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9. **TRANSPORTATION/PUBLIC WORKS**

9a. **VACATION OF LITTLE TORRANCE BOULEVARD**

Recommendation

The Engineering Director recommends that City Council adopt a resolution declaring its intention to vacate the street easements for Little Torrance Boulevard, a portion of 212th Street, and the alley connecting Torrance Boulevard and 212th Street and setting November 24, 1998, as the date for the hearing thereon.

Engineering Director Burtt noted supplemental material on this item available at the meeting, consisting of a letter from an attorney representing Real Estate Management Company (REMCO) addressing ownership issues, and advised that the ownership issue will be handled separately from the vacation of the property.

RESOLUTION NO. 98-137

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
DECLARING ITS INTENTION TO VACATE LITTLE TORRANCE BOULEVARD,
A PORTION OF 212TH STREET AND THE ALLEY CONNECTING
TORRANCE BOULEVARD AND 212TH STREET IN THE CITY OF
TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON
AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION**

MOTION: Councilman Lee moved for the adoption of Resolution No. 98-137. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

13. **ADMINISTRATIVE MATTERS**

13a. **LOAN TO REDEVELOPMENT AGENCY**

Considered concurrently with Redevelopment Agency Agenda Item No. 4A, see page 8.

13b. **REVISED PROCEDURES AND RATE POLICIES AT THE CULTURAL ARTS CENTER**

Recommendation

The General Services Director recommends that City Council adopt certain changes in operating procedures and rate policies for the Torrance Cultural Arts Center and make the following budget corrections:

(1) Reallocate General Fund subsidy among the meeting room, classrooms and theater to reflect the use of the subsidy by each operational component to arrive at a budget net zero gain/loss from operations; and

(2) Appropriate \$110,000 to the labor budget of the theater to provide a budget for reimbursable labor that is incurred for specific theater performances. The revenue offset has already been incorporated in the base budget.

General Services Director Tilden presented the staff report (per written material of record), outlining the proposed revisions to the procedures and rate policies at the Cultural Arts Center. City Manager Jackson noted that his recommendation provides three options for permitting community-based non-profit groups to continue to their subsidized use of the Ken Miller Recreation Center facilities while limiting the expansion of non-revenue use of these facilities.

Referring to the proposed \$56,000 subsidy for Recreation Center events, Councilman Walker observed that according to the supplemental material, a charter fencing club would be receiving a disproportionate amount of the subsidy, and questioned charter clubs' preferred status over City affiliated programs, resident non-profit groups, and the Torrance Unified School District.

Councilwoman Cribbs stated that in order to make an evaluation of subsidized events, additional information is needed as to the number of participants for each of the activities. City Manager Jackson explained that that information has not been compiled in the past but could be tracked in the future.

Referring to Councilman Walker's comments on the fencing club subsidy, Councilwoman Cribbs pointed out that other charter clubs are subsidized in their use of Cultural Arts Center classrooms, probably in similar numbers to the fencing club's subsidy at the Recreation Center. She stated that she does not object to the proposed General Fund subsidy of the Cultural Arts Center because it does not represent a large percentage of the City's entire budget and supports a wide variety of programs, but noted that even though she favors looking at individual users and putting a cap on the subsidy, she would not be in favor of having the City Council award grants, choosing one group over another. She suggested that for bookkeeping purposes, staff might want to consider designating a block of time for each non-profit user per year rather than keeping track of one subsidized event per week.

City Manager Jackson explained that the one subsidized event per week limitation refers to one event per facility, or 52 uses per year; that Parks and Recreation activities alone would probably exhaust the 52 subsidized events, requiring other non-profit groups to pay increased rates; and that the grant program was proposed as a means of mitigating the impact on community groups and equitably allocating the subsidies over the entire year. He noted that if the Council prefers, current subsidies

could be fixed, but there would be no funding for any new organizations wishing to use the facilities.

Councilwoman Cribbs stated that she did not want to preclude new groups from using the Center at subsidized rates and questioned whether there was some sort of compromise where there would be some flexibility without necessitating the Council's administering of grants. City Manager Jackson recommended that the Council approve the funding of the subsidy at current levels and direct the City Manager to return with recommended guidelines for the program.

Councilman Lee stated that he believes the Council should set policies and should not be involved in making finite decisions, particularly those regarding artistic merit; and voiced his preference that the subsidy be funded in an amount equal to the amount of last year's subsidy and, within that framework, funds be allocated to groups currently using the Center, with any remaining funds available for new users.

Councilman Lee questioned whether it might be more prudent to contract with a custodial service rather than hiring and training City employees for additional custodial duties while plans for the Center are still in a state of flux. General Services Director Tilden advised that based on past experience he would not recommend using a custodial service, noting that custodial services provide entry-level custodians with very little training while the City's custodians are well-versed in the proper use of equipment and product awareness and offer more flexibility in terms of staffing needs.

Mayor Hardison stated that she believes that the staff's recommendation addresses the major concerns expressed at the workshop that was held in July on this matter and mitigates the impact on community-based non-profit groups. She thanked staff for providing the detailed information on the subsidized events in the Recreation Center, but noted that some of the information is confusing and questioned the prioritization of events, indicating that she would not want to be in the position of having to choose a youth program over a senior program. She noted that some of the groups using the Recreation Center have already been relocated from another facility and she would not be in favor of moving them again; and advised that she does not have a problem with allocating the money for subsidizing events at current levels, but that she was not willing to give her blanket approval of the activities as listed because she still has questions and concerns. She indicated that she will be monitoring the staffing situation at the Center, and that if activities decrease in the future and the additional staffing is no longer warranted, she will expect staff to be reduced accordingly.

Councilwoman O'Donnell expressed her agreement with Mayor Hardison's comments and remarked that she would be opposed to hiring an outside custodial service because of security concerns.

Mr. Frank Wolf, representing the Commission on Aging, requested clarification of the listings for Senior Bingo/Bridge in the supplemental material and remarked that portions of the recommendation appear to involve moving money "from one pocket to another," and seem designed to keep accountants occupied.

Ms. Joann Kropp, a member of the Torrance Craftmen's Guild, commented on the detrimental impact increased fees would have on her organization and requested information regarding the grant program.

City Manager Jackson advised that, if the Council approves the recommendation, staff will return in several weeks with a proposal covering existing operations at the Recreation Center and setting criteria for future applicants.

Noting that the symphony performs regularly at the Armstrong Theatre, Dr. Owen Griffith, Vice President of the Torrance Symphony, expressed support for the proposed revisions and reported that, after careful consideration of their expenses, they have concluded that events at the Theatre will still be viable under the proposed rate structure.

Mr. Byron Stefferud related his support for the proposal, but suggested that Council consider redefining the Recreation Center and take priority away from recreational and educational activities. He commented on the importance of prioritizing groups as the Cultural Arts Center becomes fully utilized and expressed his opinion that it is not the City's place to decide what groups should be subsidized, suggesting as an alternative the Cultural Arts Center Foundation coupled with the Cultural Arts Commission and possibly the South Bay Consortium.

MOTION: Councilman Lee moved to implement the staff proposal with an offsetting grant program of up to \$56,029 and to direct staff to return with a plan on how to administrate the funds in approximately 30 days. The motion was seconded by Councilwoman O'Donnell and discussion continued.

Mayor Hardison voiced support for the motion on the floor, and expressed her preference that Parks and Recreation activities at the Recreation Center be allowed to continue without being subject to prioritization. She stated that the Recreation Center has been the City's facility for recreation since it was built; that long-standing programs such as the Co-Rec Dances are too valuable to the community to even consider curtailing them; and that she does not believe those activities have to be sacrificed in order to have a great Cultural Arts Center.

Councilman Walker noted his agreement with his colleagues; reiterated his concern that over 50 percent of the subsidy would be going to one user if current levels are maintained; and requested that staff consider shifting some of that allocation.

The motion passed by unanimous roll call vote (absent Councilman Nakano).

14. **HEARINGS**

14a. **FY 1999 - 2001 SHORT RANGE TRANSIT PLAN**

Recommendation

The Transit Manager recommends that City Council approve FY 1999-2001 Torrance Short Range Transit Plan (SRTP) for final submittal to the Los Angeles Metropolitan Transportation Authority (MTA).

Mayor Hardison announced that this was the time, date and place for the public hearing on the FY 1999-2001 Torrance Short Range Transit Plan. City Clerk Herbers verified that the public hearing was properly advertised.

With no one wishing to be heard, the public hearing was closed.

MOTION: Councilman Lee moved to approve FY 1999-2001 Torrance Short Range Transit Plan (SRTP) for final submittal to the Los Angeles Metropolitan Transportation Authority (MTA). The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote (absent Councilman Nakano).

14b. **EAS98-0025 (CUP98-0046, TTM52389): ANASTASI DEVELOPMENT CORP. BEGONIA VILLAGE**

Recommendation

The Acting Planning Director and the Environmental Review Board recommend that the City Council deny the appeal and uphold the issuance of a Negative Declaration with respect to the potential environmental impacts associated with the proposed development of 45 residential condominium units designed as a "horizontally integrated" mixed use project with an adjacent retail building (at 4140 Pacific Coast Highway) on property located in the C-2 zone at 4134-64 242nd Street (the former Palos Verdes Begonia Farm Nursery) and 4134-64 Pacific Coast Highway.

Mayor Hardison noted that a request had been received to continue the hearing on this matter to October 27, 1998, to provide additional time for the applicant and neighboring residents to work towards an agreement on certain issues.

Mayor Hardison opened the public hearing.

MOTION: Councilman Lee moved to continue the public hearing to October 27, 1998. The motion was seconded by Councilman Walker and passed by unanimous roll call vote (absent Councilman Nakano).

14c. **PRE98-0013: GARY LANE**

Recommendation

The Planning Commission and the Acting Planning Director recommend that City Council approve the request for a continuation of PRE98-0013 to October 27, 1998.

Mayor Hardison opened the public hearing.

MOTION: Councilman Messerlian moved to continue the public hearing to October 27, 1998. The motion was seconded by Councilman Lee and passed by unanimous roll call vote (absent Councilman Nakano).

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At 8:50 p.m. the Council met as the Torrance Redevelopment Agency.

Agenda Item No. 13a and Redevelopment Agenda Item No. 4A were considered concurrently at this time.

13a. **LOAN TO THE REDEVELOPMENT AGENCY**

Recommendation

The Redevelopment staff and the City Manager recommend that the City Council approve a \$483,000 loan from the City's General Fund; \$800,000 loan from the Sewer Replacement Fund; \$300,000 loan from the Water Fund to the Redevelopment Agency to fund public improvements associated with the Eagle Hardware Development.

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

The Redevelopment Agency meeting adjourned at 8:51 p.m., and the Council meeting resumed in regular agenda order.

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18. **ADDENDUM MATTERS**

None.

19. **ORAL COMMUNICATIONS**

19a. Police Chief Herren announced that the Police and Fire Departments will be holding the 15th annual "Safety Fair" on Saturday, October 24, 1998, at Del Amo Fashion Center, featuring displays and demonstrations.

19b. Police Chief Herren announced that "Red Ribbon Week" will begin on Saturday, October 24, 1998, and invited residents to wear red ribbons during the week to signify their united stance against drugs in America.

19c. Fire Chief Bongard announced that the Police and Fire Memorial Foundation will be hosting a screening of Pleasantville at the AMC Theaters on Thursday, October 22, 1998, to benefit the memorial fund.

19d. Mr. Charlie Oates, representing Torrance Police Retirees Association, requested that the Council consider modifying police benefits to allow surviving spouses of police

officers to remarry without losing benefits, relating his understanding that this benefit would involve no cost to the City and that firefighters already enjoy this benefit.

19e. Mr. Dick Cahill, representing Retired Public Employees, echoed Mr. Oates' comments.

Mayor Hardison requested that staff look into the matter and provide additional information on the subject.

19f. Mr. John Curtin, 3771 West 168th Street, stated that he believes fines for street sweeping tickets are excessive and requested an explanation of how fines are determined.

City Attorney Fellows explained that the City Council sets the bail schedule based on recommendations from the City Attorney and the Police Department and offered to provide Mr. Curtin with more specific information.

20. **EXECUTIVE SESSION**

Considered out of order, see page 1.

21. **ADJOURNMENT**

At 9:17 p.m., the meeting was adjourned to Tuesday, October 27, 1998, at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance