

March 4, 1997

**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, March 4, 1997, at 5:32 P.M., in the Council Chambers of 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, City Attorney Fellows, City Clerk Herbers and Staff representatives.

Considered out of order...

**18. ADDENDUM MATTERS**

As a result of information obtained following the preparation of this evening's Agenda, City Attorney Fellows requested that the City Council consider in Executive Session the following Addendum items which concern pending litigation matters:  
1a) *Merejo v. City of Torrance*, CV 95-1118 RMT (Kx), Court of Appeals 96-56836; and  
1b) *Dakovich v. City of Torrance*, LASC BC 154394.

**MOTION:** Councilman Walker moved to consider the above-mentioned litigation matters in Executive Session. The motion was seconded by Councilman Lee, and roll call vote reflected unanimous approval.

Considered out of order...

**20. EXECUTIVE SESSION**

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Mayor Hardison read into the record:

"The Council will now recess to closed session to confer with the City Manager and the City Attorney on the Agenda matters listed under Items 20.a.1), "Conference with Labor Negotiator," 20.a.2), "Conference with Legal Counsel -- Existing Litigation," 20.a.3), Public Employee Performance Evaluation -- City Manager," and 20.a.4) "Public Employee Performance Evaluation -- City Attorney," and "Real Property -- Conference with Real Property Negotiator. A closed session on these matters is authorized by California Government Code Sections 54957.6, 54956.9(a), 54957, and 54956.8. "

At 5:35 P.M., Council immediately recessed to commence a closed Executive Session, returning to Chambers at 7:07 P.M. to conduct regularly scheduled City Council business.

1. **ROLL CALL**

Previously taken; see page 1.

2. **FLAG SALUTE/INVOCATION**

The Flag salute was led by Ms. Enid Malm, Torrance Area Chamber of Commerce.

Dr. Dennis McFadden, Torrance First Baptist Church, led the invocation for the meeting.

3. **MOTION RE POSTING OF AGENDA/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. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

**MOTION:** Councilman Lee moved that after the City Clerk has read number and title to any Resolution or Ordinance on the Agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such Resolution or Ordinance in regular order. This motion was seconded by Councilwoman Cribbs; hearing no objection, it was so ordered by Mayor Hardison.

4. **WITHDRAWN OR DEFERRED ITEMS**

City Manager Jackson advised that Item 13b would be deferred.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

**Finance and Governmental Operations Committee**

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Wednesday, March 5, 1997 -- 5:30 P.M.  
Council Chambers  
Subject: Mid-Year Budget Review

**Ad Hoc Legislative Committee**

Wednesday, March 12, 1997 -- 5:30 P.M.  
Third Floor Council Conference Room  
Subject: Proposition 208

Due to a lack of quorum, Mayor Hardison announced that the City Council will not meet on Tuesday, March 11th, 1997.

In order to gain input from the community, Mayor Hardison invited citizens to participate in Budget Roundtable discussions scheduled for March 31, April 2, April 3, ( from 7:00 P.M. to 9:00 P.M.) or April 5 (10:00 A.M. to 12:00 P.M.); and stated that citizens wishing to sign up for one of the discussion sessions may call 618-5880 by March 17, 1997.

Mayor Hardison announced that the Torrance Unified School District's public hearing on the proposed Bond issue is scheduled for Wednesday, March 5, 1997, at 7:00 P.M., Torrance High School Auditorium.

City Clerk Herbers invited the public to view the artwork which is on display in the City Clerk's Office, noting that the works of different artists from the Torrance Artist Guild are featured each month in the office.

**6. COMMUNITY MATTERS**

**6a. Proclamation** proclaiming Wednesday, March 5, 1997, as the day to give special recognition to the "*Business for a Day Program*" of the Torrance Area Chamber of Commerce and the Torrance Unified School District.

So proclaimed by Mayor Hardison and accepted with appreciation by Torrance Area Chamber of Commerce President Chip Scholz, Vice President Enid Malm, and Business for a Day Program Chair Caroline Pierce.

**6b. Proclamation** proclaiming the month of March 1997 as "*Visual and Performing Arts Month*" in the City of Torrance.

So proclaimed by Mayor Hardison and accepted with appreciation by General Services Director Tilden.

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7. **CONSENT CALENDAR**  
7a. **APPROVAL OF MINUTES -- FEBRUARY 11, 1997**

None submitted.

7b. **DESIGN OF WATER MAIN REPLACEMENT 1997-1998**  
**RECOMMENDATION**

It is the recommendation of the Engineering Director that the City Council 1) approve the attached Professional Engineering Services Agreement with SA Associates; and 2) authorize the Mayor to execute and the City Clerk to attest to this Agreement on behalf of the City, for the design of water main replacements in various locations in north Torrance -- in a "not-to-exceed" amount of \$55,000.

7c. **SURVEY OF THE TORRANCE MUNICIPAL AIRPORT**  
**RECOMMENDATION**

It is the recommendation of the Engineering Director that City Council approve up to \$6,000 in Change Orders for additional survey of the Torrance Municipal Airport.

7d. **UPGRADE HARDWARE AND SOFTWARE TELEPHONE SWITCHES**  
**RECOMMENDATION**

The Information Systems Director recommends that the City Council award a contract in the amount of \$84,087 to NEC BCS West for the special opportunity purchase of hardware and software to upgrade five telephone switches.

7e. **PURCHASE OF PEN COMPUTERS AND PERIPHERALS**  
**RECOMMENDATION**

The Fire Chief and the Information Systems Director recommend that the City Council approve the purchase of six Pen Computers and Peripherals from Telestar, Corp., for the amount of \$36,052.07, including tax.

7f. **INCREASE CONTRACT CLASS EXPENDITURE BUDGET**  
**RECOMMENDATION**

The Parks and Recreation Director recommends that the City Council approve a \$75,000 increase in the Contract Class Expenditure Budget, to be off-set with revenues generated by additional classes

7g. **PURCHASE OF ADDITIONAL AUTOMATED REFUSE CONTAINERS**

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**RECOMMENDATION**

The Director of Street Services recommends that the City Council authorize an increase in Purchase Order No. 75317, in the amount of \$26,791.88, for the purchase of an additional 150 automated refuse containers.

**7h. CONTRACT AWARD -- RENOVATE AIRCRAFT HANGARS  
RECOMMENDATION**

The General Services Director recommends that the City Council accept the low bid of \$130,555 for renovation of 24 aircraft hangars at Zamperini Field, award a contract to D & M Construction, Inc., and transfer \$46,310 from the various Airport capital projects to the hangar refurbish project.

**7I. WILSON PARK TRAIN DEPOT  
RECOMMENDATION**

The General Services Director recommends that the City Council accept the low bid of \$47,200 and award a contract to Parsans Construction Company for Construction of Wilson Park Train Depot.

Mayor Hardison requested that Agenda Item Nos. 7H and I be considered separately.

**MOTION:** Councilwoman O'Donnell moved to concur with Consent Calendar Item Nos. 7 b through g. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

Addressing Mayor Hardison's inquiry concerning the aircraft hangar renovation project, Agenda Item No. 7h, General Services Director Tilden noted what type of work will be undertaken in the hangars.

With regard to Agenda Item No. 7I, Mayor Hardison expressed her disappointment with the plans for the final design of the shade structure.

**MOTION:** Councilwoman O'Donnell moved to concur with Consent Calendar Item Nos. 7 H and I. This motion was seconded by Councilman Messerlian; hearing no objection, it was so ordered by Mayor Hardison.

**9. TRANSPORTATION/PUBLIC WORKS**

**9a. SURPLUS METROPOLITAN WATER DISTRICT REVENUES RECOMMENDATION**

It is the recommendation of the Engineering Director and the Water Commission that the proceeds from the Metropolitan Water District (MWD) refund of \$1,107,466 be allocated to the implementation of high-priority projects in the Department's Capital Improvement Program.

City Engineer Burtt summarized Staff's report and recommendation (of record) to apply the refund to finance residential water main replacements; and per Mayor Hardison's inquiry, City Engineer Burtt addressed the issues concerning the water rate stabilization fund.

City Manager Jackson explained that the rationale for his recommendation to return this rebate to the customers as a direct refund is based upon the fact that the surplus MWD funds represent an over-collection of pass-through fees charged to the customers; and City Manager Jackson confirmed that only 40 percent of the rebate would go to residential customers, while 60 percent of the rebate would go to large industrial/commercial customers -- percentages based on water usage.

The following individuals urged the City Council to support the funding of Capital Improvement Projects with the MWD rebate:

Mr. Doyle Wolfgang, Water Commissioner  
Mr. Dean Haddon, Water Commissioner  
Mr. Amir Mahida, Water Commission Chairman

Councilman Walker and Councilwoman O'Donnell expressed their support to apply the rebate to the CIP projects -- citing increased personnel overtime hours to fix water main breaks, fire safety issues and providing reliable water service.

**MOTION:** Councilman Walker moved to concur with Alternative No. 1, Invest MWD rebate into Water System Capital Improvement Program. The motion was seconded by Councilman Nakano, and roll call vote reflected unanimous approval.

**9b. WEST BASIN WATER ASSOCIATION BOARD REPRESENTATIVE RECOMMENDATION**

It is the recommendation of the Engineering Director and the Water Commission that City Council appoint Commissioner Deane Haddon to serve as the City's representative on the West Basin Water Association's Executive Board.

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**MOTION:** Councilman Walker moved to concur with Staff's recommendation. The motion was seconded by Councilwoman Cribbs, and roll call vote reflected unanimous approval.

**12. PERSONNEL MATTERS**

**12a. APPOINTMENT OF DEPUTY CITY ATTORNEY I RECOMMENDATION**

The City Attorney recommends that the City Counsel appoint Ms. Kristin Hansen to the position of Deputy City Attorney I at Step One.

**MOTION:** Councilman Lee moved to concur with Staff's recommendation. The motion was seconded by Councilwoman O'Donnell, and roll call vote reflected unanimous approval.

**13. ADMINISTRATION MATTERS**

**13a. LEASE OF SPACE FOR POLICE DEPARTMENT COMMUNITY SERVICES CENTER RECOMMENDATION**

The Land Management Team recommends that City Council approve a lease in the amount of \$1,265 per month for 1,100 square feet of store space to be used as a Torrance Police Department Community Services Center, located at 18010 Crenshaw Boulevard; and authorize the Mayor and City Clerk to execute and attest the lease document.

**MOTION:** Councilman Walker moved to concur with Staff's recommendation. The motion was seconded by Councilwoman O'Donnell, and roll call vote reflected unanimous approval.

**13b. PERSONNEL MEMORANDUM OF UNDERSTANDING**

This item was deferred.

**13c. OPPOSITION TO SENATE BILL 147 -- LOCAL AGENCY BORROWING RECOMMENDATION**

The City Manager recommends that City Council oppose Senate Bill 147 and adopt the attached Resolution opposing the passage of Senate Bill 147 by the State Legislators.

Mayor Hardison asked the City Clerk to read number and title to...

**RESOLUTION NO. 97-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE OPPOSING THE PASSAGE OF SENATE  
BILL 147 -- LOCAL AGENCY BORROWING, INTRODUCED  
BY AYALA AND KOPP**

**MOTION:** Councilman Nakano moved to adopt Resolution No. 97-28. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

**13d. PURCHASE OF PARKING STRUCTURE AT DEL AMO MALL  
RECOMMENDATION**

The City Manager recommends for the City Council to review and comment with regard to a proposed joint effort with Carson-Madrona Company/Del Amo Mall (The Mall) for the refurbishing of the North Mall area and the expansion of available public parking. The item before City Council this evening is to review and comment on a financing mechanism for the expansion of public parking. Consideration and action by the Planning Commission and subsequent action by the City Council are still required for the entire North Mall project.

With the aid of slides, Mr. Jim Jones, the Torrance Company, provided an overview presentation of the Mall expansion project which will be presented to the Planning Commission tomorrow night; and addressed many of the changes and development activities which have taken place at the shopping center and surrounding areas over the past 40 years.

City Manager Jackson provided input concerning Staff's report (of record); addressed the justification for the proposed expansion of the north Mall property and parking structure, citing increased jobs and the preservation of a significant sales tax base for the City; addressed the impact to the Del Amo area; and provided input concerning the proposals for Dillard's, the theatre development and the parking structure -- explaining that the City will eventually own the parking structure.

The following residents addressed their opposition to the proposal:

Shirley Johnson, 3202 Onrado Street, Torrance  
Susan Serrao, 3121 Onrado Street, Torrance  
Dorothy Settlage, 3309 Opal Street, Torrance

Issues of concern to the residents are as follows: costs for insuring, preserving, maintaining, and securing the parking structure; increasing store vacancies; necessary

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mall improvements and maintenance; negative traffic impacts; air quality; gang activity at the Mall; and Mall management.

City Manager Jackson provided information with regard to the residents' voiced concerns; added that funding is available if additional police presence is necessary at the Mall; and per Mayor Hardison's inquiries, City Manager Jackson noted the issues which will be addressed in the Planning process.

Councilman Walker highlighted the tax revenues which are generated from the Mall; and expressed his opinion that this proposed project is an opportunity to revitalize the Mall.

Councilwoman O'Donnell addressed her disappointment with the store vacancies at the Mall; and with regard to the proposed theatre expansion, Councilwoman O'Donnell noted her concerns with respect to security issues.

Councilman Messerlian commented on the needed enhancements to the Mall.

Mayor Hardison addressed numerous attempts to get up-scale stores into the Mall and a necessity to entice customers back to the shopping center; and highlighted safety issues at the proposed entertainment/theatre complex -- expressing her opinion that this proposed project is vital to the success of the Mall.

**MOTION:** Councilwoman O'Donnell moved to concur with Staff's recommendation. The motion was seconded by Councilman Walker, and roll call vote reflected unanimous approval.

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At 9:34 P.M., Redevelopment Agency business was conducted, concluding at 9:35 P.M. The Agency adjourned and consideration of regular City Council business resumed.

**18. ADDENDUM MATTERS**  
Previously discussed; see page no. 1

**19. ORAL COMMUNICATIONS**

**19a.** Councilwoman Cribbs requested that attempts be undertaken to see that the properties of the two closed gas stations located at the corner of 182nd and Crenshaw Boulevard be properly maintained.

**19b.** Councilman Lee received information concerning the future demolition of the apartment building located across the street from Honda, which is currently being used for Police and Fire Department training exercises.

**19c.** Councilman Nakano requested, and received, information concerning the implementation of directional signage for the Cultural Arts Center.

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**19d.** Addressing Councilman Nakano's inquiries, General Services Director Tilden provided information concerning the reservation and cancellation policies at the Cultural Arts Center -- noting that deposits may be forfeited if cancellations are not received 90 days prior to an event.

**19e.** Referring to the recent bank robbery event in north Hollywood, Councilman Walker questioned whether the Torrance Police Department is adequately armed.

**19f.** Having recently attended a Northwest Torrance Homeowners Association meeting, Mayor Hardison expressed her appreciation of Staff for providing her with pertinent information and materials -- expressing special appreciation of Fire Chief Adams, Police Chief DeLadurantey, Lt. Paul Besse, Engineering Director Burt, Sr. Division Engineer Bell and Community Liaison Barco.

**19g.** Ms. Shirley Turner, Friends of Madrona Marsh, invited the public to attend the Marsh's Tike Hike on Thursday, March 6; the Spring Science Camp on April 15, 16 and 17; and invited the public to participate in the Macy's Benefit Shopping Day event on April 9, 1997. Ms. Turner requested that consideration be given to providing directional signs for Madrona Marsh.

**20. EXECUTIVE SESSION**

At 9:53 P.M., Council resumed its Executive Closed Session, returning to Chambers at 10:30 P.M. No formal action was taken following this Executive Session.

**21. ADJOURNMENT**

At 10:30 P.M. the meeting was formally adjourned to Tuesday, March 18, 1997, 6:00 P.M. to conduct a personnel hearing, with regular City Council business starting at 7:00 P.M.