

**MINUTES OF AN ADJOURNED REGULAR MEETING OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:31 p.m. on Tuesday, December 16, 1997, in the City Council Chambers at Torrance City Hall.

**ROLL CALL**

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

\*Arrived at 5:34 p.m.

\*\*Arrived at 7:00 p.m.

\*\*\*Arrived at 5:33 p.m.

Absent: None.

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

\*

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

20. **EXECUTIVE SESSION**

At 5:34 p.m., pursuant to California Government Code Sections 54957.6, 54956.9(a), 54956.9(c) 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 returned to Council Chambers. No formal action was taken on any matter heard in closed session, and the meeting reconvened in regular agenda order.

\*

2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Mr. Barry Gross, Special Services for Torrance Unified School District.

Captain Doug Tollerud of the Salvation Army gave the invocation for the meeting.

\*

Mayor Hardison announced that City employees were conducting a canned food drive and contributions may be dropped off in the foyer area of City Hall through December 17, 1997.

Mayor Hardison announced that donations of unwrapped toys and gift certificates were being collected at Torrance Police and Fire Stations and the Torrance Main Library for the annual "Toys for Tots" campaign through December 21, 1997.

\*

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.

**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.

4. **WITHDRAWN/DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

City Clerk Herbers announced that applications were being accepted until January 6, 1998, for openings on various City commissions, and invited interested registered Torrance voters to call the City Clerk's Office for further information at 618-2870.

City Clerk Herbers invited the public to view watercolors and serigraphy by Don Murphy of the Torrance Artists Guild on display at the City Clerk's Office.

6. **COMMUNITY MATTERS**

6a. **RESOLUTION NO. 97-166 RE FRANKLIN D. YANCEY**

**RESOLUTION NO. 97-166**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE HONORING FRANKLIN D. YANCEY FOR HIS  
DEDICATION, PROFESSIONALISM, AND CONTRIBUTION  
TO THE CITY OF TORRANCE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-166. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

For adoption only, to be presented at a later date.

6b. **RESOLUTION NO. 97-164 RE RAUL GARCIA**

**RESOLUTION NO. 97-164**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE COMMENDING AND CONGRATULATING  
RAUL GARCIA UPON HIS RETIREMENT FROM THE CITY  
AFTER FORTY ONE AND A HALF YEARS OF SERVICE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-164. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Mr. Raul Garcia in recognition of his many years of dedicated service to the City in the Street Services Department.

6c. **RESOLUTION NO. 97-167 RE RICHARD GARCIA**

**RESOLUTION NO. 97-167**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE COMMENDING AND CONGRATULATING  
RICHARD GARCIA UPON HIS RETIREMENT FROM THE  
CITY AFTER FORTY THREE YEARS OF SERVICE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-167. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Mr. Richard Garcia commemorating his 43 years in the Street Services Department. Mr. Garcia thanked the Council and staff for their support during his employment with the City, and City Manager Jackson commended Mr. Garcia for his outstanding vision and leadership during the City's transformation from a small town to a major city.

6d. **RESOLUTION NO. 97-168 RE ALBERT NG**

**RESOLUTION NO. 97-168**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE COMMENDING AND CONGRATULATING  
ALBERT NG UPON HIS RETIREMENT FROM THE CITY  
AFTER THIRTY SEVEN YEARS OF SERVICE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-168. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison presented the resolution to Mr. Ng honoring his 37 years of service to the City. Mr. Ng accepted the resolution with appreciation, and City Manager

Jackson called attention to some of Mr. Ng's many accomplishments and contributions to the City's land management and financial operations.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - NOVEMBER 18, 1997**

7b. **AUTHORIZATION FOR SALE OF SURPLUS VEHICLES**

**Recommendation**

The Fleet Services Director recommends that City Council authorize the sale of surplus City vehicles.

7c. **PROFESSIONAL SERVICE AGREEMENT RE ENGINEERING PROJECT MANAGEMENT**

**Recommendation**

The Engineering Director recommends that City Council authorize:

- (1) the 3 month extension of professional services by authorizing an agreement with CBM Consulting, Inc., in the amount of \$41,600 plus a 10% contingency of \$4,160 for a total of \$45,760; and
- (2) authorize the Mayor to execute and the City Clerk to attest to this agreement to provide project management and related engineering services.

7d. **APPROPRIATION OF WATER FUNDS RE 190TH ST. & CRENSHAW BLVD.**

**Recommendation**

The Engineering Director recommends that City Council:

- (1) approve a Change Order to Contract No. C97-120 with PALP, Inc., dba Excel Paving Company (Excel), in an amount not-to-exceed \$100,000 for water system improvements and appurtenant work in 190th Street;
- (2) approve a second change order in an estimated amount of \$33,456 to rehabilitate Crenshaw Place between 190th Street and Crenshaw Boulevard; and
- (3) appropriate West Basin Municipal Water District reimbursements as received, to the 190th Street Corridor Improvements Project.

7e. **PROFESSIONAL SERVICES AGREEMENT RE WATER REVENUE AND RATE PROJECTION MODEL**

**Recommendation**

The Engineering Director recommends that City Council:

- (1) approve a professional services agreement with Black & Veatch in the amount of \$24,120 plus a 10% contingency of \$2,380 for a total of \$26,500; and
- (2) authorize the Mayor to execute and the City Clerk to attest to this agreement to develop a Revenue and Rate Projection Model for the Torrance Municipal Water Department.

7f. **CONTRACT RE CITY HALL CARPETING**

**Recommendation**

The General Services Director recommends that City Council accept the low bid of \$30,425.24 to furnish and install carpeting for the third floor of City Hall and award a contract to Fred's Rug Service, Torrance, CA.

7g. **PURCHASE ORDER RE DIRECTION TORRANCE/ RECREATION ROUNDABOUT**

**Recommendation**

The City Manager recommends that City Council authorize a purchase order for an anticipated amount not to exceed \$47,716 plus a 10% contingency of \$4,771 to Rodgers & McDonald Graphics, Carson, Ca, to print and deliver four 16-24 page issues of Direction Torrance/Recreation Roundabout.

7h. **JOB TRAINING PARTNERSHIP ACT (JTPA) EMPLOYMENT AND TRAINING AGREEMENTS**

**Recommendation**

The Carson/Lomita/Torrance Private Industry Council (PIC) and the Human Resources Director of the City of Torrance recommend that City Council execute agreements for the provision of the School-to-Career training services with Los Angeles Unified School District (\$56,229) to serve 17 Samoan youth.

7i. **INCREASED FUNDING RE JOB TRAINING PARTNERSHIP ACT (JTPA) EMPLOYMENT AND TRAINING AGREEMENT**

**Recommendation**

The Carson/Lomita/Torrance Private Industry Council (PIC) and the Human Resources Director of the City of Torrance recommend that City Council authorize an increase of \$185,188 to the existing agreement with Henkels & McCoy (C97-092).

7j. **TORRANCE YOUTH COUNCIL DONATION TO MAKE\*A\*CIRCUS**

**Recommendation**

The Torrance Youth Council recommends that City Council approve a \$5,500 donation from the Torrance Youth Council Donation Fund to the City of Torrance Parks and Recreation Department to sponsor a Make\*A\*Circus performance.

7k. **CONCESSION AGREEMENT RE SOUTH BAY TENNIS CENTER**

**Recommendation**

The Parks and Recreation Commission and the Parks and Recreation Director recommend that City Council approve an extension to the concession agreement with South Bay Tennis Center for an additional two years with a one year option.

7I. **AGREEMENT RE GYMNASTICS CLASSES**

**Recommendation**

The Parks and Recreation Director recommends that City Council approve an agreement hiring Superkids as the provider of gymnastics classes at the Torrance Cultural Arts Center, not to exceed \$70,860.

**MOTION:** Councilwoman O'Donnell moved for the approval of the Consent Calendar as written. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Referring to Item 7J (Torrance Youth Council Donation to Make\*A\*Circus), Councilwoman O'Donnell commended the Youth Council for their fund-raising endeavors and their efforts to bring special programs to the community.

13. **ADMINISTRATIVE MATTERS**

13a. **LICENSE AGREEMENT FOR DEVELOPMENT OF WELL NO. 8**

Considered jointly with the Redevelopment Agency, see page 12.

13b. **FORMATION OF JOINT POWERS AUTHORITY**

Considered jointly with the Redevelopment Agency, see page 12.

13c. **ADDITIONAL FUNDING FOR PRICE-COSTCO MATTER**

**Recommendation**

The City Attorney recommends that City Council approve an additional encumbrance of funds in the amount of \$5,000 (from \$36,550 to 41,550) to fund the existing contract with the law firm of Rutan & Tucker for representation of the City in the Price-Costco matter.

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

13d. **DESTRUCTION OF RECORDS**

**Recommendation**

The City Clerk recommends that City Council adopt a resolution authorizing the destruction of certain identified unneeded City records.

**RESOLUTION NO. 97-169**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE TO DESTROY CERTAIN UNNEEDED CITY RECORDS  
AND DOCUMENTS WITHOUT MAKING COPIES THEREOF**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-169. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13e. **MODIFICATION OF CITY CLERK'S SALARY**

**Recommendation**

The City Manager recommends that City Council adopt a resolution for Elected Officials modifying the salary for City Clerk.

**RESOLUTION NO. 97-170**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE AMENDING RESOLUTION NO. 96-104  
GOVERNING COMPENSATION FOR ELECTED OFFICIALS**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-170. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13f. **LEASE AMENDMENT RE 2790 SKYPARK DRIVE**

**Recommendation**

The City Manager and the Land Management Team recommend that City Council approve the fifth amendment to the ground lease for the Executive Quarters office building owned by Arthur and Arleen Valdez at 2790 Skypark Drive.

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

13g. **STATUS OF MOBIL OIL CONSENT DECREE**

**Recommendation**

The Fire Chief and City Attorney recommend that City Council:  
(1) receive the status report on the Mobil Oil Consent Decree; and  
(2) adopt a resolution approving a protocol for closure of Consent Decree recommendations post December 31, 1997.

In a slide presentation, Mr. Mike Leslie of Hedges & Caldwell, outside counsel for the City, provided information regarding the history of the Mobil Oil Consent Decree; Fire Chief Adams reported on its current status; and City Attorney Fellows outlined the proposed protocol for tracking and closure of recommendations that will extend beyond the Consent Decree's December 31, 1997 termination (per written material of record).

Councilman Nakano noted that it was a series of explosions at the Mobil refinery that heightened public concern about safety and precipitated the Consent Decree; stated that the refinery has become much safer as a result of the decree and recommended that vigilant monitoring continue to ensure that safety levels are maintained; and

congratulated all who participated in making this agreement work for the benefit of the community.

Mayor Hardison observed that great strides had been made in the two areas that most concerned residents, the implementation of the Modified Hydrogen Fluoride Alkylation Catalyst Process (MHF) and the Community Warning and Notification Systems; congratulated the present Council and the previous Council, under the leadership of Mayor Katy Geissert, for being able to successfully resolve this complex issue; and voiced support for the resolution.

Councilman Walker stated that the real credit should go to the approximately 12,000 Torrance registered voters who brought this issue to the attention of residents by means of the initiative process. He added that although the initiative was ultimately defeated, it was the impetus for the process that resulted in the "state of the art" refinery that Mobil operates today.

Ms. Hope Witkowsky, a member of Mobil Oil's Citizen Advisory Council, stated that as a North Torrance resident she had been apprehensive about the safety of the refinery, but after sitting on the council and touring the facility, she now felt very confident that her neighborhood is safe. She thanked Mobil Oil for allowing local residents to be a part of this process.

Ms. Marilyn Throssel, 3909 176th Street, voiced her appreciation for all the work that has been done on this matter and commended the warning siren and Radio Alert System for nearby residents and schools.

#### **RESOLUTION NO. 97-171**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING EXECUTION OF A PROTOCOL FOR COMPLETING THE SAFETY ADVISOR PROJECT FOLLOWING EXPIRATION OF THE CITY OF TORRANCE - MOBIL OIL CONSENT DECREE**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-171. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

Mayor Hardison thanked representatives of Mobil Oil for attending this meeting, and commended Battalion Chief Ken Hall, Safety Advisor Steve Maher, and Fire Chief Adams for their efforts in the implementation of the Consent Decree.



13h. **FY1997-98 FIRST QUARTER BUDGET REVIEW**

**Recommendation**

The Finance and Governmental Operations Committee recommend that City Council accept and file the First Quarter Budget Review and concur with the following recommendations to:

- (1) accept and file the first quarter reports;
- (2) approve the addition of a Third Quarter Budget Review;
- (3) approve the recommended appropriations to the General Fund reserves of \$500,000 for the Economic Anomaly Contingency Reserve, \$95,077 for the Program Contingency Specific Reserve, \$125,000 for the Litigation Specific Purpose Reserve, and \$1,300,000 for the capital Projects Specific Purpose Reserve; and
- (4) approve program modifications to the City Manager's Office, Engineering, Information Systems, Library, and Parks and Recreation.

Councilman Lee presented the Committee's report (per written material of record) and noted that City Departments had reported to the Committee on their progress in conforming to the Strategic Plan.

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

13i. **FUNDING STATUS OF PUBLIC WORKS CAPITAL IMPROVEMENT PROGRAM**

**Recommendation**

The City Manager and the Finance Director recommend that City Council accept and file the information update on the status of the Public Works Capital Improvement Program.

Finance Director Tsao presented the staff report (per written material of record) and confirmed that staff will be bringing forward a comprehensive Capital Budget report in March 1998.

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

13j. **AGREEMENT WITH DEL AMO FASHION CENTER**

**Recommendation**

The City Manager and the Finance Director recommend that City Council approve a subvention reimbursement in the amount of \$379,357 for the period of July 1, 1995 - June 30, 1997.

Finance Director Tsao presented the staff report (per written material of record).

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

16. **SECOND READING ORDINANCES**

16a. **ORDINANCE NO. 3445**

**ORDINANCE NO. 3445**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF TORRANCE AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES RETIREMENT SYSTEM TO PROVIDE SECTION 21574 (FOURTH LEVEL OF 1959 SURVIVOR BENEFITS) FOR LOCAL FIRE MEMBERS**

**MOTION:** Councilman Nakano moved for the adoption of Ordinance No. 3445. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

16b. **ORDINANCE NO. 3446**

**ORDINANCE NO. 3446**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 1830-1860 TORRANCE BOULEVARD FROM M-1 (LIGHT MANUFACTURING) TO C-1 PP (RETAIL COMMERCIAL WITH A PRECISE PLAN OVERLAY)**

**MOTION:** Councilman Nakano moved for the adoption of Ordinance No. 3446. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

18. **ADDENDUM MATTERS**

18a. **REGULATION OF COMMERCIAL LIGHTING**

**Recommendation**

The City Manager recommends that City Council consider the creation of an ordinance to regulate commercial lighting relating to lumens.

Assistant to the City Manager Sunshine presented the staff report (per written material of record) and advised that this matter was being brought before the Council in direct response to concerns that were raised at a recent City Council Meeting regarding bright lights located at a business in Torrance. Building and Safety Director Isomoto stated that current code requirements don't cover intrusive commercial lighting and such

issues are dealt with on a cooperative basis with the businesses; and noted that this is a comparatively new issue, insufficient lighting being a far more common problem.

Councilman Walker expressed his opinion that the lighting situation prompting this action is unique and that the problem is better solved with the owner's cooperation rather than enacting unnecessary regulations that impact businesses that don't require this type of control.

Councilwoman Cribbs observed that the problem at the subject location has not been corrected, despite discussions with the owner, and stated that she would like staff to explore minimum and maximum lighting requirements so that the whole lighting issue can be addressed.

Councilman Lee agreed with Councilwoman Cribbs, adding that he believes technology has progressed to such a degree that powerful commercial lighting can seriously impact residential neighborhoods, and that minimum and maximum standards should be investigated. Councilwoman O'Donnell concurred with Councilwoman Cribbs and Councilman Lee.

Mr. Charles Boughton, 4039 W. 175th Place, stated that he would like to see an ordinance proposed to regulate lighting in order to prevent future problems.

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

18b. **STAGING OF WEATHER CHANNEL BLIMP AT TORRANCE AIRPORT**

City Attorney Fellows requested that the Council, by two-thirds vote, consider adding the Staging of the Weather Channel Blimp at Torrance Airport to tonight's agenda, recognizing that the need to take action on this matter arose subsequent to the posting of the agenda.

**MOTION:** Councilman Walker moved to add the above item to the agenda. The motion was seconded by Councilwoman Cribbs and passed by unanimous roll call vote.

**Recommendation**

The Airport Commission recommends that City Council approve the staging of the Weather Channel Blimp at Torrance Municipal Airport from December 19, 1997 to January 25, 1998.

Airport Manager Hriz presented the staff report and confirmed that problems associated with the blimp's earlier visit in September had been resolved.

**MOTION:** Councilman Walker moved to concur with the Commission's recommendation. The motion was seconded by Councilwoman O'Donnell and passed by unanimous roll call vote.

\*

At 8:41 p.m., the City Council met concurrently as the Torrance Redevelopment Agency and jointly considered Agenda Item Nos. 13a and 13b.

13a. **LICENSE AGREEMENT FOR DEVELOPMENT OF WELL NO. 8**

**Recommendation**

The Engineering Director recommends that City Council authorize the Mayor to execute a license agreement between the City and the Redevelopment Agency for use of the property located at Abalone Avenue and 223rd Street for development of a new water well.

Engineering Director Burtt presented the staff report (per written material of record).

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

13b. **FORMATION OF JOINT POWERS AUTHORITY**

**Recommendation**

The City Manager and the Finance Director recommend that City Council approve the formation of a Joint Powers Authority between the City of Torrance and the Redevelopment Agency of the City of Torrance.

Finance Director Tsao presented the staff report (per written material of record).

**RESOLUTION NO. 97-171**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE AUTHORIZING FORMATION OF A JOINT  
POWERS AUTHORITY WITH THE REDEVELOPMENT  
AGENCY OF THE CITY OF TORRANCE, CALIFORNIA**

**MOTION:** Councilman Nakano moved for the adoption of Resolution No. 97-171. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

The Redevelopment Agency meeting was adjourned at 8:49 p.m., and consideration of regular Council business was resumed.

\*

19. **ORAL COMMUNICATIONS**

19a. City Manager Jackson extended holiday greetings to everyone on behalf of the Executive Staff.

19b. Council members wished everyone a happy holiday season.

19c. Councilman Nakano noted that he had watched the videotape of the December 9 City Council meeting since he had missed part of it.

19d. Councilman Nakano thanked Adrienne Lao for organizing the Torrance Youth Council's performance at the annual AARP holiday luncheon.

19e. Mr. Barhaghi, 3807 Newton, related concerns about the maintenance of City property in front of his residence. Mayor Hardison requested that staff investigate the matter and report back to the Council.

20. **EXECUTIVE SESSION**

Considered out of order, see page 1.

21. **ADJOURNMENT**

At 8:56 p.m., the City Council adjourned to Tuesday, January 6, 1998 at 5:30 p.m. to conduct an Executive Session with the regular meeting commencing at 7:00 p.m. in the Council Chambers.