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Ava Cripe  
Minute Secretary

# # #

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, November 9, 1976, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Geissert, Rossberg, Wilson and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, Deputy City Attorney Freeman and City Clerk Coil. Absent: City Attorney Remelmeyer, City Treasurer Rupert.

3. FLAG SALUTE:

City Engineer Weaver led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Bruce Lundberg, Lutheran Church of the Good Shepherd.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wilson moved to approve the minutes of October 12, 1976 and October 19, 1976, as recorded. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilwoman Geissert abstained on the October 19th minutes in that she was not present at that meeting.)

6. MOTION TO WAIVE FURTHER READING:

Councilman Armstrong moved that after the City Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Park, Recreation and Community Development:

Joint meeting with School Board will be held on November 18th at 4:00 P.M.

1.

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Ad Hoc Committee on Airport Noise Abatement:

Met on November 8th, in a 4-hour session -- an interim report will be forthcoming to Council in the near future.

Finance Committee:

Will meet on November 10th at 5:00 P.M. for the purpose of the quarterly Budget Review.

Charter Review Committee:

Next meeting will be on Wednesday, November 17th, at 5:00 P.M.

PROCLAMATION:

8. Southern California Teen Challenge Week - November 14-21, 1976.

So proclaimed by Mayor Miller.

ELECTION MATTERS:

9. CONTINUATION OF OFFICIAL RETURNS FOR THE SPECIAL MUNICIPAL ELECTION HELD NOVEMBER 2ND, AND THE INSTALLATION OF THE NEWLY-ELECTED COUNCILMEMBER.

RECOMMENDATION OF THE CITY CLERK:

That the matter of the canvass of the official returns for the Special Municipal Election and the installation of the newly-elected Councilmember be continued until 5:30 o'clock p.m., Tuesday, November 16, 1976.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the City Clerk. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

PUBLIC WORKS:

10. RESOLUTION re: Upgrading of Border Avenue Railroad Crossing.

RECOMMENDATION OF CITY ENGINEER:

1. That \$16,000 in 2107 Gas Tax Funds be appropriated for the subject project.
2. That the accompanying resolution authorizing and directing the Mayor and City Clerk to execute and attest the subject agreement with the Santa Fe Railway Company be adopted.

RESOLUTION NO. 76-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY FOR THE INSTALLATION OF AUTOMATIC PROTECTION AT THE BORDER AVENUE CROSSING OF THE SANTA FE

TRACKS, DESIGNATED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION AS CROSSING NO. 2H-22.6

Councilwoman Geissert moved to concur with the above stated recommendation of the City Engineer in the approval of an appropriation of \$16,000 from the 2107 Gas Tax Funds, and for the adoption of Resolution No. 76-224. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

ENVIRONMENTAL MATTERS:

- 11. ORDINANCE amending certain provisions of the Oil Code governing idle wells, drilling conditions and drilling distances.

ORDINANCE NO. 2705

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING CERTAIN PROVISIONS OF THE OIL CODE GOVERNING IDLE WELLS, DRILLING CONDITIONS AND DRILLING DISTANCES

Councilman Wilson moved for the approval of Ordinance No. 2705 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

REAL PROPERTY:

- 12. RESOLUTION authorizing lease of premises at 2929 Airport Drive (formerly Bonanza Airlines). LAND MANAGEMENT TEAM, with concurrence by the DEPARTMENT OF TRANSPORTATION, recommends adoption of resolution leasing premises to Med-Art Industries. AIRPORT COMMISSION recommends leasing to Benbow Aviation Flight.

The position of the Land Management Team was clarified by Assistant City Manager Scharfman. Airport Commissioner Tom Child reaffirmed the findings of the Airport Commission.

Also present was Mr. Lou Vandenberg, Benbow Aviation, who pointed out the inadequacy of his present facilities, etc.

It was the direction of Mayor Miller that, in view of the diverse recommendations in this matter, this matter be referred to the Transportation Committee. Councilman Wilson so MOVED; his motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Brewster, Rossberg, Wilson; Mayor Miller.
- NOES: COUNCILMEMBERS: Geissert (would rather vote on the matter tonight).

Councilwoman Geissert stated that in view of the fact that the flight school could continue to operate at its present level

in the existing facility, and the imminent Master Plan for the Airport, she would concur with the Land Management Team -- hence her negative vote.

A meeting on the Transportation Committee on this matter was scheduled for Friday, November 12th, at 5:00 P.M.

13. RESOLUTION for hangar lease assignment from James A. White to Ray Cobb.

RECOMMENDATION OF LAND MANAGEMENT TEAM/DEPARTMENT OF TRANSPORTATION: That the subject resolution be adopted and \$24.19 be reimbursed to the City for assignment preparation costs.

RECOMMENDATION OF THE AIRPORT COMMISSION:

Adoption of the subject resolution with the following exceptions:

That numbered paragraph 2 of the proposed resolution be deleted;

And the added condition:

"That one hour fire walls be provided to the satisfaction of the Department of Building and Safety."

RESOLUTION NO. 76-225

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN PARTIAL ASSIGNMENT OF HANGAR LEASE (HANGAR SITE NO. 10) DATED JUNE 1, 1976 FROM JAMES A. WHITE AND MAXINE M. WHITE TO RAY COBB

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 76-225, as above amended by the Airport Commission, and subject to reimbursement of \$24.19 to the City for assignment preparation costs. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

14. RESUBMITTAL OF REQUEST FOR PERMISSION TO SELL SURPLUS CITY PROPERTY LOCATED AT 242ND AND NEECE.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the Council approve the sale of City-owned parcel located at 242nd and Neece, with a minimum price, and in accordance with a Notice to Bidders.

Staff presentation was provided by Administrative Assistant May.

Mr. Gary Burkes, 3770 West 242nd Street, indicated his interest in buying the subject property. Mayor Miller clarified the need to go to bid on the property.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Land Management Team. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

MANPOWER MATTERS:

15. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 76-226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN CONTRACTS FOR ON-THE-JOB TRAINING BY AND BETWEEN THE CITY OF TORRANCE AND PLATT MUSIC CORPORATION AND AERO-CRAFT HYDRAULICS, INC.

Councilman Armstrong moved for the adoption of Resolution No. 76-226. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

PARK AND RECREATION MATTERS:

16. REQUEST FROM BEACH CITY SYMPHONY ASSOCIATION FOR CITY CONTRIBUTION.

RECOMMENDATION OF PARK, RECREATION AND COMMUNITY DEVELOPMENT COMMITTEE: That the Fine Arts Commission study the subject matter. The study should include the establishment of criteria and guidelines for all such requests coming before the City Council relating to cultural and fine arts in the City.

The Committee further recommends that the request from the Beach City Symphony Association be held, subject to:

1. Determination of criteria and guidelines by the Fine Arts Commission.
2. The City's mid-year budget review.

MOTION: Councilman Wilson moved to concur with the recommendation of the Park, Recreation and Community Development Committee. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

17. ORDINANCE allowing Civil Service Commission to conduct disciplinary hearings in private.

Representing the Civil Service Commission, Personnel Consultant Laura Rosenberg reported their feeling that there might be certain cases where an employee might be injured by a public hearing, even though exonerated on the charges. The requested emergency ordinance is for the reason that there are pending cases which might be so affected, per Ms. Rosenberg.

It was the suggestion of Councilman Armstrong that this item best be referred to the Civil Service Committee in view of the complexities and implications of the proposed ordinance. Mr. Armstrong so MOVED; the motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

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PLANNING AND ZONING MATTERS:

18. SECOND FIRST READING ORDINANCE re: Hillside Development.

ORDINANCE NO. 2706

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 91.4.13 AND ADDING SECTION 91.4.15 TO THE TORRANCE MUNICIPAL CODE TO PROVIDE THAT THE PLANNING COMMISSION MAY APPLY MORE STRINGENT LIMITATIONS THAN THOSE ESTABLISHED BY THE CODE WHEN REVIEWING PRECISE PLANS ON HILLSIDE DEVELOPMENT AND REPEALING EMERGENCY ORDINANCE NO. 2704 RELATING TO THE SAME MATTER

Councilwoman Geissert moved to approve Ordinance No. 2706 at its second first reading. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

19. RESOLUTION granting CUP 76-227, Marcella Reichersamer and Martha Flores.

RESOLUTION NO. 76-227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE ON-PREMISE SALE AND CONSUMPTION OF BEER AND WINE IN CONJUNCTION WITH THE SALE OF SANDWICHES ON PROPERTY LOCATED ON THE EAST SIDE OF CRENSHAW BOULEVARD APPROXIMATELY 200 FEET NORTH OF ARTESIA BOULEVARD (17312 Crenshaw Boulevard)

(CUP 76-57, Marcella Reichersamer and Martha Flores)

Councilman Wilson moved for the adoption of Resolution No. 76-227. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Rossberg, ~~Wilson~~  
Mayor Miller.  
NOES: COUNCILMEMBERS: None.  
ABSTAIN: COUNCILMEMBERS: Geissert (not present at hearing).

20. ORDINANCE re: ZC 76-12, Torrance Planning Commission.

ORDINANCE NO. 2707

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF LADEENE AVENUE BETWEEN 236TH AND 238TH STREETS AND DESCRIBED IN ZONE CHANGE 76-12  
(Torrance Planning Commission)

Councilman Wilson moved for the approval of Ordinance No. 2707 at its first reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Rossberg, Wilson;  
Mayor Miller.

NOES: COUNCILMEMBERS: Brewster, Geissert.

Mayor Miller advised that while he was not present at the original hearing, he has read the minutes, reviewed the record, and is familiar with the case -- hence his affirmative vote.

HEARING - OTHER THAN PLANNING:

21. JOINT PUBLIC HEARING between the City Council and the Redevelopment Agency of the City of Torrance on the proposed Redevelopment Plan for the Skypark Redevelopment Project and on the changes proposed thereto.

Mayor/Chairman Miller announced that this was the time, the hour being 8:02 P.M., and place for the special joint meeting of the City Council acting as the City Council and the Redevelopment Agency of the City of Torrance which has been called for the purpose of conducting a public hearing on the Redevelopment Plan and certain changes proposed thereto for the Skypark Redevelopment Project, pursuant to the Community Redevelopment Law of the State of California.

This being the time and place set for this joint public hearing as specified in the Notice of Joint Public Hearing published pursuant to the California Community Redevelopment Law, Mayor/Chairman Miller MOVED that the City Council convene in joint session as the City Council of the City of Torrance and as the Redevelopment Agency of the City of Torrance for the purpose of this public hearing and for the conduct of any other Redevelopment Agency business. The motion was seconded by Member Armstrong, and roll call vote was unanimously favorable.

Next announced by Mayor/Chairman Miller:

"The record contains the following documents:

- "a. The proposed Redevelopment Plan as Changed for the Skypark Redevelopment Project (Item 12). In this proposed Plan, proposed changes are indicated by underlining words to be added and lining through words to be deleted.
- "b. The Redevelopment Agency Report to the City Council on the proposed Redevelopment Plan as Changed (Item 11) which includes an Environmental Impact Report on the proposed Plan as Changed (Item 10).

"The City Planning Commission has submitted a report and recommendation to the City Council approving the proposed Redevelopment Plan as Changed for the Skypark Project and recommending its adoption subject to certain suggested additional changes."

Next outlined by Mayor/Chairman Miller was the procedure to be followed:

- "a. The written agenda will govern the course of the meeting.
- b. All persons who desire to be heard will have an opportunity to speak.
- c. People who wish to speak for or against the Plan or Changes on which the hearing is being held, should fill out an interest card (available at the entrance to the Council Chamber.)
- d. Before commencing to speak, you will be sworn in by the City Clerk.
- e. Before you start to speak, please give your name and address and the organization, if any, which you are representing at this hearing.
- f. In order that everyone will be able to hear those who are speaking, we want to urge you to speak clearly and directly into the microphone."

Mayor/Chairman Miller thereupon declared the public hearing open for the City Council and the Redevelopment Agency of the City of Torrance, noting that under the law it is his responsibility to preside over this joint public hearing.

Presentation of the Redevelopment Plan and proposed changes thereto by the Agency representatives was requested at this time by Mayor/Chairman Miller, with the introduction of Mr. Edward J. Ferraro, Executive Director of the Agency. Mr. Ferraro thereupon introduced Agency representatives Sherrill Luke and Murray Cane, representing Counsel Eugene Jacobs, and Deputy Executive Director Scharfman -- these Agency representatives were sworn in by City Clerk Coil. Staff presentation followed which encompassed a discussion of the Proposed Plan, Changes proposed thereto, and additional Changes suggested by the Planning Commission.

Clerk Coil advised that no written communications favoring the project had been received.

Mayor/Chairman Miller then invited oral statements and questions by persons in favor of the adoption of the Plan.

a. Real Property Owners in the Project Area.

Mr. Jim Rauman, 4722 Laurette Street, being duly sworn in by City Clerk Coil, testified that, as owner of the Jim Rauman Tennis Center in the subject area for twelve years, he is in favor of the proposed Redevelopment Project in the hope that something will materialize which will help the City and the property owners. The timetable aspect of such development was questioned by Mr. Rauman, and necessary clarification was provided by Sr. Deputy Executive Director Scharfman and Counsel Cane. Further noted by Mr. Rauman was his understanding that property owners will be given the opportunity to participate or to relocate; he would like to be on record reserving the option to participate or to relocate within the boundary of the project.

The next speaker, Dr. Robert A. Odell, 23500 Hawthorne Boulevard, was sworn in by City Clerk Coil. It was the request of Dr. Odell that his animal hospital be excluded from the project. Following review of the circumstances of this matter, both past and present, it was the direction of the Council that Staff work with Dr. Odell to the end that an equitable solution for all concerned might be achieved.

b. Tenants in the Project Area.

No response.

c. Organizations in the Project Area.

No response.

d. Others.

Mrs. Arnold S. Johnson, 2278 West 232nd Street, representing SETHA, was duly sworn in by City Clerk Coil, stated that SETHA is not opposed to the Skypark Redevelopment Project, but it is requested that the acquisition of aviation easements be included in the statement of goals of the project in the Redevelopment Plan. Further, it is felt by SETHA that flight schools and aircraft sales should be excluded from the project.

Councilman Rossberg MOVED that the above two items be adopted as Council intent, and that the Agency be so directed. There were no objections, and it was so ordered.

There being no other speakers in favor of the project, Mayor Miller requested that City Clerk Coil read all written communications received in opposition to the adoption of the Plan.

City Clerk Coil complied by reading the communication from Ralph C. Adams, Torrance Heights Civic Association (of official record).

Oral statements and questions by persons who oppose the adoption of the Plan were now invited by Mayor Miller.

a. Real Property Owners in the Project Area.

Mr. L.A. Schleissner, 21350 Hawthorne Boulevard, was sworn in by City Clerk Coil, pointed out his past and present opposition to the project; the differing value in the Hawthorne Boulevard lots and the inland lots; the low assessment of the land; the likely unacceptable price to be arrived at by the appraiser; the absence of reference to the fact that property owners have 60 days to institute court action against the Redevelopment Agency. Mr. Schleissner then noted the difficulties of making any plans regarding the property, the time delay, the uncertainties, etc. Mayor Miller stated that the problem rests with the entire development of the property, not just one lot -- the Council must abide by what they think is best for the majority of the people.

Mr. G.W. Reagan, 1711 West Temple Street, Los Angeles, (sworn in by City Clerk Coil) stated that, as a property owner, he was "neither for nor against the project" -- his objections are based purely on time; this is a very expensive procedure for the property owners which covers a considerable period of time, minus any information or knowledge as to what can be done with the property. A specific time element was requested by Mr. Reagan. Counsel Cane responded that negotiations with developers are currently underway -- on completion of successful negotiations, the property can be appraised; the law requires that once the property has been appraised, offers must be promptly made with an explanation to the property owners of the basis of the offer. Mr. Reagan did not find this explanation satisfactory -- it was his request that "you get on the ball and give us a break -- you've been three years already -- how much time do you want?"

b. Tenants in the Project Area.

No response.

c. Organizations in the Project Area.

No response.

d. Others.

Mr. Joe Clukey, 856 Calle de Arboles, (duly sworn in by City Clerk Coil) indicated his concurrence with SETHA's recommendations earlier in the meeting.

There being no other speakers, Councilman Wilson moved that the hearing be closed. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Discussion followed -- the desire of Staff to expedite the matter was acknowledged (hopefully, within one year's time) as were the complex considerations concerning this property.

Formal action taken by the Council/Agency is reflected below:

RESOLUTION NO. RA 76-17

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE APPROVING CERTAIN CHANGES IN THE PROPOSED REDEVELOPMENT PLAN FOR THE SKYPARK REDEVELOPMENT PROJECT AND RECOMMENDING APPROVAL OF SAID CHANGES BY THE TORRANCE CITY COUNCIL

Councilman Wilson moved to adopt Resolution No. RA 76-17. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

RESOLUTION NO. 76-228

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CERTIFYING AND ADOPTING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SKYPARK REDEVELOPMENT PROJECT AND DETERMINING THAT THE PROJECT WILL NOT HAVE A SUBSTANTIAL ADVERSE IMPACT ON THE ENVIRONMENT

Councilwoman Geissert moved to adopt Resolution No. 76-228. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

RESOLUTION NO. 76-229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING CERTAIN CHANGES IN THE PROPOSED REDEVELOPMENT PLAN FOR THE SKYPARK REDEVELOPMENT PROJECT

Councilman Brewster moved for the adoption of Resolution No. 76-229. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ORDINANCE NO. 2708

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE SKYPARK REDEVELOPMENT PROJECT

Councilman Wilson moved for the approval of Ordinance No. 2708 at its first reading. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

# # #

PLANNING HEARINGS:

22. ZC 76-13, James L. Hawkins (Edward I, Raphael, owner):  
Request for a change of zone from R-1 to P-1 or C-1 on property located approximately 100 feet south of El Dorado Street and approximately 175 feet west of Crenshaw.

An Affidavit of Publication was presented by City Clerk Coil, and it was ordered filed, there being no objection.

Mayor Miller announced that this was the time and place for the subject public hearing, and noted that he would abstain in this matter in that he owns property adjacent to the subject property. The Mayor thereupon departed from the Council Chambers, and Mayor Pro Tem Wilson assumed leadership of the meeting.

Staff presentation was made by Planning Director Shartle. It was the consensus of the Council, following discussion, that a Precise Plan requirement should be incorporation.

The proponent, Mr. James L. Hawkins, indicated concurrence with a Precise Plan requirement.

City Clerk Coil announced that ten letters (of official record) recommending the P-1 zone had been received.

Also present, urging P-1 zoning were Ms. Barbara Smith, 2560 El Dorado Street, and Mr. Floyd Monroe, 2515 Sonoma Street.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable, with Mayor Miller abstaining.

MOTION: Councilwoman Geissert moved to approve ZC 76-13, change of zone from R-1 to P-1, Precise Plan. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Mayor Miller abstained).

23. V 76-5, Safeway Stores, Inc. Request for approval of a Variance of the off-street parking requirements to allow the expansion and remodeling of a Safeway store on property located on the northwest corner of Anza Avenue and Torrance Boulevard (4705 Torrance Boulevard).

An Affidavit of Publication was presented by City Clerk Coil, and it was ordered filed, there being no objection.

Mayor Miller announced that this was the time and place of the advertised public hearing on V 76-5; Staff presentation was made by Planning Director Shartle, with the recommendation that, in the event of Council approval, there be an added condition: "All utility lines be undergrounded from the public right-of-way and all transformers be pad-mounted and hidden from public view."

Representing the proponent, Mr. Chuck Bagby reviewed ownerships in the shopping center; the proposed expansion and the imperative need therefor; present parking arrangements; etc.

Council discussion was directed to current usage of the parking lot; allocated parking spaces; the merits of a side entrance to the market thereby encouraging parking on the Torrance boulevard side of the site; pending Staff review of Code parking requirements, etc.

There being no one else who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong to concur with the Staff recommendation to continue the hearing to permit redesign, and to carry this item over for a period of three weeks. The motion was seconded by Councilwoman Geissert.

Council discussion resumed. "Mixed emotions" were acknowledged by the Council, there being general concurrence with the finding of the Planning Commission that the parking lot is never full and there is available parking flow. It was ultimately agreed that there be a further condition which would provide secondary access to the southwest corner of the building to allow better pedestrian flow to the parking area at that location, subject to final approval by the Planning Department.

In view of the foregoing discussion, Councilman Armstrong withdrew the above motion.

It was the consensus of the Council that there is sufficient evidence to grant the subject variance in light of the positive effect of readjustment of the parking arrangement; the hardship represented by the acute need for enlargement of the store in that its present footage is under the norm for a viable operation; the importance of this store to the remainder of the shopping center; also noted was the overall value to the City of the proposed upgrading.

In view of the above findings of fact, Mayor Miller MOVED to concur with the recommendation of the Planning Commission for approval of V 76-5, subject to conditions #1 through #13, adding the following:

"14. That all utility lines be undergrounded from the public right-of-way and all transformers be pad-mounted and hidden from public view.

"15. That any modifications required by Staff be accomplished and approved by Staff."

The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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12.

City Council  
November 9, 1976

ROUTINE MATTERS:

24. AWARD OF ANNUAL CONTRACT to provide Asphalt (Plant Mix) (Ref. Bid #B76-55) - Annual Expenditure: \$234,884.04

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve of awarding an annual contract for Asphalt (Plant Mix) to the low bidder (in terms of total cost to the City) to Industrial Asphalt Company, a Division of Gulf Oil Company, in the total net amount (without travel costs) of \$234,884.04, including sales tax.

MOTION: Councilman Wilson moved to concur with the above stated recommendation. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

25. Councilman Brewster reviewed the matter of duplication of services in various cities, recent defeat of separate County proposal, A.B. 1249 regarding County services and LAFCO's efforts pertaining thereto, with note of needed volunteer manpower and/or money, etc.

Follow through by the South Bay Cities Association and/or the City of Torrance was suggested by Mr. Brewster.

Staff will report back on this matter.

26. Councilwoman Geissert requested Staff investigation regarding the recent removal of sanitary facilities at the Airport.
27. Councilman Wilson requested appropriate recognition for Hans Stierle who has been named Executive Director of AYSO; further, that there be Staff review regarding the location of a Soccer Hall of Fame in Torrance.
28. Mrs. Salcedo, 2508 Date Circle, strongly protested the recent County property tax increase, and deemed the notification to her via her water bill regarding the local City decrease in taxes both inappropriate and costly in view of Council knowledge of the impact by way of financial gain to the City of the County's increased assessed valuation.

29. Mrs. Joyce Olds, 5002 Paseo del Pavon, requested that her remarks, as follows, be incorporated verbatim in the minutes of this meeting:

"I am a law-abiding, taxpaying citizen of the City that you are responsible for. Please let me speak without interruption as I am very nervous having to do this. I would like for everything I say here to be recorded into the minutes of this meeting, please.

"I realize that it may cost the City some money since once Mr. Coil told me that it takes about 8 hours time to transcribe one hour of this meeting. Wow. I used to make my living as a secretary. One job I had was as a secretary to the director of one of the state departments. One time I had to take down every word of a week-long conference of about ten people, and I surely didn't get 8 weeks to transcribe it. If it will help cut expenses, I will be happy to give you a copy of this talk.

"I tried to talk here once before, and was very nervous. I hadn't written a speech - just tried to make some comments on a matter that was before you concerning the area where I live. Let me tell you, I wasn't treated too graciously that night. Mr. Brewster, to whom I had spoken beforehand, wouldn't even look at me, although he had counted my husband and I among his friends, and asked us to ask our friends to vote for him. Mr. Miller interrupted my remarks, and asked me to cut them short. Gee, I've been to a lot of his speeches, and never once asked him to cut his remarks short. Mr. George Surber wasn't here that night -- I had been asked, along with my husband, to work for his campaign which he won by two votes, and yet though I left word for him to call me, he never returned the call. He had said in the paper he couldn't serve on the Council any longer as he was moving away. He couldn't afford to buy a house in Torrance. That really wasn't true, and was an insult to all the intelligent people who own property here and to the Police Department that pays his salary. Maybe he can't buy the house he would like to have, but then maybe I can't either, but I can buy a house in Torrance.

"Tonight I am here because there are some things troubling me, and I guess I can't expect to be treated properly anymore since I decided to become involved in what goes on here.

"I would like to tell you one problem now. I picked this particular one because there is a time limit on it. Since I am not a lawyer, I would like to tell it to you like a story...a bedtime story, since I had to wait until the last of this meeting for the orals. You may think it's a funny story, a comedy, or a sad story, but if you really think about it and its implications, you may decide it is more of a spooky story.

"On Friday, April 24th, 1975, my daughter and I were in our castle on Pavon when the Torrance Sanitation Department truck roared up to pick up the trash. There was a Vega,

licensed in my name, parked at the curb in front of my house. We were looking out as the trash collector was emptying our garbage cans and saw him swing one of those cans into the right front fender of the Vega. He drove off without leaving a note or informing us of what he had done. I believe that is against the rules of the California Vehicle Code.

"That noon I was attending a luncheon to recognize all the presidents of the service clubs in Torrance, and Mayor Miller was the speaker. I didn't interrupt his speech at all. I sat at a table with the head of the Water Department, Mr. Borgwat. After the luncheon I spoke to him about the incident, and he told me to call about it. And so when I got home I did that, and a very nice man, Mr. Tandy, came right out to check on it. We were told to fill out some forms and turn them in to the City on the damage. We had a year to file them. When I took those forms to Mr. Coil, he told me that the City was self-insured, thus saving some three hundred thousand dollars a year, and they just automatically turned down all claims. Wow, that's good public relations; makes taxpaying citizens feel great. I suggested that they shouldn't turn that one down as they had already had a man inspect it and recommended that we turn in a claim.

"Well, sure enough, they sent a letter on May 17th, 1976 saying the claim was denied, and that we had only six months to file a court action. This was about the time that all that hillside stuff was brewing, and so I kind of forgot this little personal matter, and tried to point out that I thought the great city of Torrance should do things fair and square, particularly, legally. I wrote a letter that was published in the Daily Breeze about the matter. I'll tell you something; I said a lot more in my original letter that they didn't print.

"I understand that you all have acted like it didn't matter and it was legal, even if you didn't follow the law. When I asked Mr. Remelmeyer about it, he told me it was legal, and when I mentioned the law he said, and I quote his exact words, for I asked him to repeat them slowly so I could write them down exactly: 'The idea is very simple -- that if a person has actual notice of a meeting, then he cannot complain that he did not receive notice of a meeting in a particular form.' I am not sure Mr. Remelmeyer and I were communicating at all, even though we were talking. To me a law is certain black-and-white words, not ideas, and the words are definite. To my knowledge that is the way laws are written - legal ones at least. I understand moral laws being somewhat ideas. Ask the Police Department I think they would tell you what a hard time they have these days because of the wording of laws, and particularly the way weird lawyers interpret those words.

"I understand, however, that Mr. Remelmeyer had called the Daily Breeze editor the day following the letter's publication and made arrangements to have legal notices printed in the future to avoid that problem. What have you people been doing all the years before? Was this another case of Mr. Remelmeyer just not informing you because no one had asked him? I also heard that Mr. Remelmeyer indicated the meeting was legal unless someone took him to court to prove otherwise. I think

that sounds sick.

"I have said before I was not against buying that property you bought at that illegal meeting if that was the only thing that could have kept Mr. Halstead from building and causing all those hazards on Vista Montana. Personally, I thought he could have donated them to the City like other builders have to do, saving all that appraisal money, survey money and so forth too. One of you told me though that perhaps it was a tax write-off or something. Anyway, you spent some \$80,000 of tax money at that illegal meeting. I have before you a claim for less than \$100. Just because some City employee you pay at least \$6.00 an hour to collect trash doesn't have enough brain power to know not to bash trash cans against modern cars... I would like for Mr. Remelmeyer to realize that 'the idea is, that dum-dum dented the fender of my car, and he ought to pay for it.' You ought to take it out of his wages and maybe he would learn not to do such things. I don't think it is fair or right or anything good I can say to expect me to have to consult an attorney or go to court or anything else to take up any more of my time. Gee, it's enough bother to have to fill out your darned claim forms in the first place. And I only get 60 minutes an hour, not \$6.00.

"And, in addition to that, and even worse, I called Mr. Coil's office on October 15th - a Friday, around 8:30 A.M. I was told he wasn't in, and doesn't come in until around 9:30 -- I called back in the afternoon around one, and he was out to a funeral; they didn't know if he would be back although that is the day he should be there to get out your next agenda. However, I called back about 3:30, and he was in. When he came to the telephone I identified myself and asked him if he remembered me, and he said 'of course, Mrs. Olds'. I asked if he had been caused any trouble by my letter in the Daily Breeze; he said 'oh, no - no one even mentioned it at all.' I asked if Mrs. Moss still worked there, and he said 'of course'. I proceeded to tell him that I was calling in reference to the claim I had brought him about the car being damaged in front of my house by the trash collector. He interrupted me with 'oh, Mrs. Olds, we rejected that claim some time ago.' I asked him if he didn't know it was rude for a gentleman to interrupt a lady when she was talking. I was just trying to tell him what I was calling about. He replied 'well, go ahead, Mrs. Olds.' So I told him there was some questions I wanted to ask him about the letter I had received from him denying the claim. He didn't remember exactly what it said, so I suggested that he get it, and gave him the date it was written from his office. He said he didn't have those files anymore; they were in the Legal Department because he was retiring at the end of this term, and so they would be handling all the claims from now on. I asked him when he was retiring, and he said again 'at the end of this term.' So I had to ask him again when that would be, and he said 'March, 1978'. Gee, that's about a year and a half from now. I told him that since he had handled this letter, and was familiar about how the insurance claims had been in the past, when this one was processed, I would like to know a few things. I asked about the 'subject to certain exceptions', and what did that mean? He said it meant I had six months from the date of my original claim to file anything else or it would lapse and nothing could be done. I said I would think it means six

months from the date of his letter, and there could be some exceptions to that. So he said something about just 100 days, and I asked him where he got 100 days, if it says six months. And he started speaking very loudly, and asked me if I was just trying to bug him. So I said there was a time limit, and I was just trying to find out exactly what it meant by 'certain exceptions'. He said 'oh, damn it, Mrs. Olds, you are not my friend; you're not a friend of anyone in City Hall. I will not talk to you on the phone. If you have anything else to say to me, you can come down here and talk to me over the counter.' And he hung up.

"Mr. Mayor and Council people, I'm still a taxpaying citizen of Torrance. Once I called Mr. Ferraro about my letter and the illegal meeting. I also asked him if he was the person who gave permission for Mr. George Surber to have his wedding reception in the Civic Center Library room although it is not to be used for such purposes. He couldn't remember if he had done it or not. But yes he had for he was responsible for everything that goes on here in Torrance buildings. I also understand he is responsible for who works here.

"Mr. Ferraro, Mr. Remelmeyer and Mr. Coil recently got big raises -- personally I don't think they are doing their job adequately and properly. When I worked you could have been fired for much less. How can I explain to my children that they deserve a raise when taxes are getting so high that a lot of people are saying they won't be able to continue to live here although they were able to buy the house in the first place. The taxes are going to force them to leave. Don't those salaries come from our taxes?

"Well, anyway, the time of the six months is running out. I feel, as a Torrance citizen and taxpayer, you have some obligation to me. I would like for you to authorize Mr. Coil, or whoever, to pay this claim, and give this particular bedtime story a happy ending. Would you please vote on this matter, and then I'll know if you really care for the citizens.

"And one other thing I want to say - I probably shouldn't - but I'm going to get it out while I'm here. I would like to know how Mr. Remelmeyer has served as City Attorney for the City of Torrance for twenty years, yet I saw a list when I was on vacation in August that showed he got his law degree only twelve years ago.

"Thank you very much."

City Manager Ferraro requested one week to permit investigation of the matter of the claim and return with a report on the November 16th Council agenda. There were no objections, and it was so ordered.

The meeting was regularly adjourned at 11:25 P.M.

# # #

Ava Cripe  
Minute Secretary

17.

City Council  
November 9, 1976

APPROVED:

*Ken Miller*

Mayor of the City of Torrance

*Vernon W. Coil*  
Vernon W. Coil, Clerk of the  
City of Torrance, California