

I N D E XCity Council - December 21, 1976

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	1
7. Council Committees	1
<u>PRESENTATIONS:</u>	
8. Certificates of Appreciation to Resigned Commissioners	2
<u>PROCLAMATION:</u>	
9. Holiday Safe Driving Season	2
<u>COMMISSION MATTERS:</u>	
10. Applicant Interviews	2
<u>PUBLIC WORKS:</u>	
11. Resolutions re: Easements to Southern California Edison Company and General Telephone Co.	2
12. Resolution re: Dedication of City-owned Property for Street Purposes	3
13. Pole-supported Retaining Wall Concept	3
<u>REAL PROPERTY:</u>	
14. Resolution re: Partial Assignments-Airport Hangars	4
<u>FISCAL MATTERS:</u>	
15. Resolution re: Sister City Association agreement	4
<u>PARK AND RECREATION MATTERS:</u>	
16. Hull Sump Property	4
<u>PERSONNEL MATTERS:</u>	
17. Revised Class Specification - Messenger Clerk	5
<u>PLANNING AND ZONING MATTERS:</u>	
18. Resolution granting CUP 76-85, Sunny Kang	5
<u>PLANNING HEARING:</u>	
19. D 76-28, Marvin E. Miller	5
<u>HEARINGS - OTHER THAN PLANNING:</u>	
20. Torrance Fashion Way Redevelopment Project	9-17
21. 1976 Weed Abatement Program	6
<u>ROUTINE MATTERS:</u>	
22. Purchase of Special Use Cars for Police Dept.	7
23. Purchase of Third Mini-Bus	7
24. Continuation of Building Department Microfilm Conversion Contract - Phase II	7
25. Release of Subdivision Bond - Tract No. 23565	7
<u>ADDENDUM ITEM:</u>	
26. Ordinance re: Compensation Provisions for Recurrent Recreation Employees	8

Adjourned at 12:46 A.M.

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Ava Cripe
Minute SecretaryCity Council
December 21, 1976

December 21, 1976

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, December 21, 1976, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Rossberg, Wilson and Mayor Miller. Councilwoman Geissert arrived at 5:45 P.M. Absent: None.

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

3. FLAG SALUTE:

Mr. Ben Haggott led in the salute to the flag.

4. INVOCATION:

Reverend Lloyd Newlin, Torrance First Baptist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of November 23, 1976, as recorded. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting).

6. MOTION TO WAIVE FURTHER READING:

Councilman Wilson 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 Armstrong, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting).

7. COUNCIL COMMITTEES:

No reports.

1.

City Council
December 21, 1976

PRESENTATIONS8. CERTIFICATES OF APPRECIATION to resigned Commissioners.

Mayor Miller presented Certificates of Appreciation to former Commissioners Tom Child (Airport Commission) and Councilman, Doug Brown (Human Resources Commission). There was grateful acceptance of this acknowledgment of their community service.

PROCLAMATION:9. HOLIDAY SAFE DRIVING SEASON.

So proclaimed by Mayor Miller and accepted by Mr. Rex Dalby, DMV - Mr. Dalby also described the newly innovated "Backseat Driver Panel".

COMMISSION MATTERS:10. APPLICANT INTERVIEWS:RECOMMENDATION OF CITY CLERK:

1. That the City Council consider whether to reappoint interested Commissioners at the December 21, 1976 meeting; and
2. That the City Council fix a time and date for interviewing applicants to fill vacancies on the Airport Commission, Human Resources Commission, Library Commission, Park and Recreation Commission and the Water Commission. To allow time to place a public notice in the Daily Breeze to advertise vacancies, we would suggest that the date be set for January 11, 1977, at 6:30 P.M.

(Councilwoman Geissert arrived at this point in the meeting, the hour being 5:45 P.M.)

MOTION: Councilman Rossberg moved to concur with the above recommendation of the City Clerk.

A SUBSTITUTE MOTION was offered by Councilman Armstrong: That all applicants, including incumbents, be interviewed on January 11th at 6:00 P.M. (rather than 6:30 P.M.) The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

PUBLIC WORKS:11. RESOLUTIONS re: Grant of Easements to Southern California Edison Company and General Telephone Company (Meadow Park)RESOLUTION NO. 76-252

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND CITY CLERK TO EXECUTE AND
ATTEST AN EASEMENT TO GENERAL TELEPHONE
COMPANY FOR UNDERGROUND COMMUNICATIONS'
SYSTEMS AND APPURTENANCES

Councilman Wilson moved for the adoption of Resolution No. 76-252. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

RESOLUTION NO. 76-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEM AND APPURTENANCES

Councilman Armstrong moved for the adoption of Resolution No. 76-253. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

12. RESOLUTION re: Dedication of City-owned Property for Street Purposes - 237th Place and Cabrillo Avenue.

RESOLUTION NO. 76-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DEDICATING CITY-OWNED PROPERTY FOR STREET AND HIGHWAY PURPOSES, . 237TH PLACE AND CABRILLO AVENUE

Councilman Wilson moved for the adoption of Resolution No. 76-254. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved to authorize the City Engineer to advertise for bids to complete street improvements on 237th Place (Funding is available from the previously authorized Right-of-Way Acquisition District No. 2). The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

13. POLE-SUPPORTED RETAINING WALL CONCEPT - Via Valmonte.

Staff presentation was provided by City Engineer Weaver -- the complexities of constructing such a structure were reviewed, as were the precedent-setting aspects, the cost factor, aesthetics, materials to be used, etc.

Mrs. Marion Hoffman, 24890 Via Valmonte, indicated her interest in a like arrangement on her property. A need for further Staff study was indicated.

It was the ultimate consensus of the Council that there should be further Staff input in the entire matter. Mayor Miller MOVED to hold Item #13 for two weeks. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Speaking at this time, Mrs. Ruby McKee, 4405 Paseo de las Tortugas, indicated her concerns regarding the grading underway at Mesa and Vista Montana which may ultimately result in the need for a retaining wall -- it was the added comment of Mrs. McKee that something should be done because the look of the hill will be destroyed to have this three-story house, 28 feet wide, on this corner. Building and Safety Director McKinnon advised that the subject construction has been approved and deemed completely safe by the City's consultant.

Mrs. McKee then indicated her desire to "go on record" as being of the opinion that she does not think the geology report is sufficient; she is very worried about building in that particular spot because of drainage in the area and what it is going to do to the uncompacted fill adjacent to this site.

It was the request of Councilwoman Geissert that Building and Safety Director McKinnon provide a report on the chronological order of the building permits, requirements, date of filing of geology reports, etc. for the above discussed area.

REAL PROPERTY:

14. RESOLUTION re: Partial Assignments of Airport Hangars.

RESOLUTION NO. 76-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THOSE CERTAIN PARTIAL ASSIGNMENTS OF HANGAR LEASES (HANGAR SITES NOS. 21 AND 22) FROM JAMES A. WHITE AND MAXINE M. WHITE TO WALTER B. LULL AND HUBERT P. GARDNER

Councilwoman Geissert moved for the adoption of Resolution No. 76-255. Her motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

FISCAL MATTERS:

15. RESOLUTION authorizing first annual agreement with the Torrance Sister City Association.

RESOLUTION NO. 76-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE SISTER CITY ASSOCIATION FOR THE PERFORMANCE OF SPECIFIED SERVICES TO THE CITY FOR THE FISCAL YEAR 1976-77

Councilman Wilson moved for the adoption of Resolution No. 76-256. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PARK AND RECREATION MATTERS:

16. HULL SUMP PROPERTY.

RECOMMENDATION OF PARK, RECREATION AND COMMUNITY DEVELOPMENT COMMITTEE:

1. That the Hull Sump property be leased to the Torrance Unified School District for \$1.00 per year until such

time as other property owned by the District and needed by the City is available for trade, and that the City Attorney be directed to prepare the required lease document.

2. That the City Attorney prepare a legal opinion on whether land purchased with Drainage Improvement Funds and no longer required for drainage purposed may be used or sold for other purposes without reimbursement to the Drainage Improvement Fund.

Councilman Wilson moved to concur with the above stated recommendation of the Park, Recreation and Community Development Committee. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brown, Geissert,
Rossberg, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Brewster.

PERSONNEL MATTERS:

17. REVISED CLASS SPECIFICATION - MESSENGER CLERK.

RECOMMENDATION OF PERSONNEL MANAGER/CIVIL SERVICE COMMISSION: That Council adopt the revised class specification of Messenger Clerk.

Mayor Miller moved to concur with the above stated recommendation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:

18. RESOLUTION granting CUP 76-85, Sunny Kang.

RESOLUTION NO. 76-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A SEAFOOD RESTAURANT WITH ON-PREMISE SALE AND CONSUMPTION OF BEER AND WINE ON PROPERTY LOCATED AT 21002 HAWTHORNE BOULEVARD (CUP 76-85, Sunny Kang)

Councilman Armstrong moved for the adoption of Resolution No. 76-257. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

PLANNING HEARING:

19. D 76-28 (EA 76-88), Marvin E. Miller.

RECOMMENDATION OF CITY ATTORNEY:

In view of the volume of business scheduled for this evening, it is recommended by the City Attorney and Mr. Marvin Miller, the proponent, that this matter be continued to January 4, 1977.

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

HEARINGS - OTHER THAN PLANNING:

20. TORRANCE FASHION WAY REDEVELOPMENT PROJECT.

Heard later in the meeting - See Page 9.

21. 1976 WEED ABATEMENT PROGRAM.

#B76-12

Mayor Miller announced that this was the time and place for the hearing on the Resolution of Intention No. 76-239 declaring parcels described in said resolution to be a public nuisance, and providing for the abatement thereof.

Affidavit of Mailing was presented by City Clerk Coil. Councilman Armstrong moved that it be received and filed. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Mayor Miller then inquired if anyone wished to be heard.

Mr. Ralph L. Bernstein, representing Engracia Associates, Tract 2807, Blk.124, Lots 1-4, southwest corner of Engracia and Llewellyn, voiced objections to the subject action -- it was his suggestion, insofar as his property is concerned, that the City provide for the cleaning of the street. It was the consensus of the Council that this parcel be excluded at this time, pending Staff investigation, and that it be brought back as a separate item in approximately two weeks.

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

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 76-258

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND INSTRUCTING
THE CONTRACTOR TO ABATE THE NUISANCE LOCATED
ON OR IN FRONT OF PROPERTIES IN THE CITY OF
TORRANCE AS DESCRIBED IN RESOLUTION NO. 76-239

Councilman Armstrong moved for the adoption of Resolution No. 76-258, excepting that property described as Lot 2807, Lots 1-4, Block 124. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

22. PURCHASE OF SPECIAL USE CARS FOR POLICE DEPARTMENT
Expenditure: \$12,272.40

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the purchase of three selected used vehicles, as follows:

- A. An award of contract to C. Worthington Ford for two only 1974 vehicles in the total amount of \$7733.40, including tax.
- B. An award of contract to Leon Ames for one only 1975 vehicle in the total amount of \$4539.00, including tax.

23. PURCHASE OF THIRD MINI-BUS.
Ref. Bid #B76-9 - Expenditure: \$24,357.74

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the award of contract for one only additional Mercedes Benz Mini-Bus from our previously awarded low bidder of Bid #B76-9, Walters Auto Sales and Service, in the total amount of \$24,357.74, including tax.

24. CONTINUATION OF THE BUILDING DEPARTMENT MICROFILM CONVERSION CONTRACT - PHASE II

RECOMMENDATION OF BUYER:

That Council approve of an award of contract to Orco Microfilming Service in the total amount of \$4,500.00 to continue the microfilming service of certain Building Department Permit Records as an "on going program" previously approved by Council.

A Building Permit Fee is now being charged by the Building Department to cover this service. This award represents the second year of an anticipated three-year program.

25. RELEASE OF SUBDIVISION BOND - Tract No. 23565
 Subdivider: C & F Development Company
 Bonding Co.: Pacific Employers' Insurance Company

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	M-154,775	\$ 36,500
Payment	M-154,775	18,250
Inspection	M-154,773	2,000

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #22, 23, 24, and #25. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ADDENDUM ITEM:

- 26. ORDINANCE re: Compensation Provisions for Recurrent Recreation Employees.

ORDINANCE NO. 2714

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION 73-142 AND ADDING A NEW PART XV TO CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR RECURRENT RECREATION EMPLOYEES

Councilman Wilson moved for the approval of Ordinance No. 2714 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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Mayor Miller ordered a 15-minute recess at this time in order that the City Attorney may provide additional information on the Fashion Way Redevelopment Project, and time for perusal of added material received this date. The hour was 6:32 P.M.

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HEARINGS - OTHER THAN PLANNING:

20. CONTINUED PUBLIC HEARING by the City Council and the Redevelopment Agency on the proposed Redevelopment Plan for the Torrance Fashion Way Redevelopment Project and the Environmental Impact Report for the Project.

Mayor Miller offered the following announcement: on December 14, 1976, the City Council, acting as the City Council and as the Redevelopment Agency of the City of Torrance, conducted a joint public hearing on the Environmental Impact Report and the Redevelopment Plan for the Fashion Way Redevelopment Project, pursuant to the Community Redevelopment Law of the State of California. Certain items were completed while other items were continued until this date. Those items that were completed were as follows: the Agency had presented the report to the City Council on the Redevelopment Plan and adopted a resolution approving same; the Agency conducted the public hearing on the Environmental Impact Report; the hearing was closed, but action to approve the EIR was held until tonight, in order that requested clarification might be provided by Staff.

Continuing, Mayor Miller stated that the Staff and Attorneys for the Redevelopment Agency were further directed to respond by tonight to comments and questions from the public. Each Councilmember received today a copy of the supplemental report on the comments and questions regarding the Environmental Impact Report, and, at the request of Mayor Miller, Sr. Deputy Executive Director Scharfman summarized the supplemental report, for the information of those present. Additional input was provided by Redevelopment Counsel Jacobs.

MOTION: Councilman Wilson moved to incorporate the comments and testimony of the public, Staff and Members of the Agency, and a copy of the minutes of this public hearing into the Environmental Impact Report as an appendix thereto. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved that the Agency find that the Draft Environmental Impact Report for the proposed Fashion Way Redevelopment Project has been completed in compliance with the California Environmental Quality Act and all state and local regulations and guidelines adopted pursuant thereto; that the information contained in the Final Environmental Impact Report for said proposed Project has been reviewed and considered by the Agency; and that the EIR contains possible adverse impacts on the environment. It indicates either that these adverse impacts will not occur, or will be of short duration, or can be mitigated by measures proposed in the Report; and, therefore, that the Final Environmental Impact Report for the Project be approved and adopted. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. RA 76-21

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

Councilman Armstrong moved for the adoption of Resolution No. RA 76-21. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

It was next announced by Mayor Miller that on December 14, 1976, the public hearing was held on the Redevelopment Plan for the Fashion Way Redevelopment Project, but that hearing was not closed since it was late in the evening and the fact that people desiring to speak may have left, hence the continuation of the hearing.

The subject hearing, per the Mayor, was continued to this date with the request that Staff and Attorneys respond to a number of questions of Council, the property owners and the public -- these responses were received by each member of the Council this date. This material was summarized by Redevelopment Counsel Jacobs, at the request of Mayor Miller.

At this point in the meeting, Mayor Miller reopened the continued public hearing in this matter with the request that, first, City Clerk Coil read all new written communications received which are in favor of the adoption of the proposed Plan (of official record):

Mrs. Henry F. Henry, 18413 Florwood;
Mr. Robert Goldberg, Imperial Bank; and
Ms. Helen Ponsaing, 22956A Nadine Circle.

in favor of the project
Comments from the audience/were next invited by Mayor Miller. Each of the following speakers was duly sworn in by City Clerk Coil.

Mrs. Grace Lear, 2662 232nd Street: (Representing the following homeowners: Ann Adam; Carl/Mary Dunlap; Mr. and Mrs. Noel Hammond, 1328 Amapola; Dr. Darryl Lee, 2611 - 232nd Street; and Betty Shaw, 24014 Janet Lane) - Stated that "this project offers you the opportunity to make a fiscally sound decision and gives you the tool for creative planning." (Statement of official record).

had received
(City Clerk Coil advised that he/forms from the following people who are in favor of the project, but do not wish to speak: Mr. John Rounds, 22904 Maple Avenue; Richard B. Simmons, 22622 Maple Avenue; Robert L. Andrew, 17020 Daphne Avenue.)

The next speaker in favor of the project was Mr. Guilford Glazer, Carson-Madrona Company, who noted the need for correct facts in this matter: under no circumstances will the Project raise the taxes of Torrance residents, and likely could reduce

taxes; revenues to be derived by the City; overall excellent results of Redevelopment Projects; the imperative need for the Redevelopment procedure in this case; the public hearing requirements for each and every phase of the Project; etc. Mr. Glazer further stated, on behalf of the Carson-Madrona Company, without reservation, "that the entire transaction, from start to finish, is going to be fair and equitable to the City, or there won't be a project as far as we're concerned."

Mr. Glazer then clarified the mechanics of the financial transactions in such an undertaking, the absence of City/Redevelopment Agency liability, etc., and noted as well the positive effect on the City of the removal of the ugly White Front store, weeds, trash, unimproved land, etc. -- the finished project will represent a magnificent new Robinson's, I. Magnin's, a new enclosed mall addition, and an outstanding landscaping program, and will completely transform the subject area, per Mr. Glazer.

Mr. Spencer Willens, Riveria Homeowners Association: Uncertainties surrounding the project were noted; however, the apparent safeguards and step-by-step approach permits this first step -- the Association supports the project at this time, and requested that all interested parties be kept informed.

Ms. JoAnne Berger, Advertising Director, Del Amo Fashion Square: The 175 storeowners overwhelmingly support the proposed project, and look forward to its positive effect on the community and the overall shopping area -- written documents confirming this support were presented.

Mr. Bob Dye, 23108 Eriel: Deemed the proposed project a prudent and reasonable one.

There was no one else present who wished to speak in favor of the project.

Further Forms, of record, noted by City Clerk Coil:

Mrs. Barbara Honeycutt, Southwood Homeowners Association: No position has been taken because of the need for additional information.

Mrs. Rachel Meyer, 21233 Kent Avenue: Opposed to Redevelopment because of its effect on property tax rate.

Mayor Miller then invited comments from those opposed to the project. The following speakers were likewise sworn in by City Clerk Coil.

Mr. Gene Voorhees, 305 Avenida Atezada, representing Del Amo Medical Center: Reaffirmed that there is no reason to include this medical complex within the redevelopment area; such inclusion would work a great hardship on the complex. Mr. Voorhees also questioned the "blight" findings.

Mr. Ed Greene, 3205 Onrado Street, Madrona Homeowners Association: Referred to communications of record (October 13, 26, November 29, December 14 and 16) which detail their objections and concerns. Mr. Greene also noted the need for more accurate information pertaining to the approximate market value of the subject property.

Mr. C. Edward Dilkes, 11340 West Olympic Boulevard, Los Angeles, attorney representing the Madrona Homeowners Association and the L.A. County Coalition Against Redevelopment Abuse: Deemed the proposed project a very serious abuse of redevelopment powers, with specific note of the "shopping center subsidy" aspect; the inevitable impact on taxes; the contents of A.B. 1267; pending legislation which will divert sales tax revenue; the Sweetwater case; the absence of economic blight and social liability findings; etc. Mr. Dilkes then cited at length pertinent sections of the redevelopment law, and indicated his opinion that these requirements are not met by the City. Mr. Dilkes further reviewed the difficulties of terminating the redevelopment process, once underway.

Mr. George P. Kranen, 5220 Vanderhill Road: In his opinion, if the market were there, Robinson's would find a way to get in; there is really no reason for the City of Torrance to become involved.

Mr. W.D. Brugger, 2348 West 230th Street: Does not favor increased shopping facilities of a regional nature in Torrance, for reasons of diminishing energy, and over-concentration of heavy commercial development.

Mr. Bernie Hollander, 22959-B Nadine Circle: It is a spectacle that the possibility of increased tax revenue is dangled before the citizens of Torrance as an incentive to use a law which is abused because of tax burden relief. Mr. Hollander joined in the objections expressed by the Madrona Homeowners Association, and indicated that he "can get along without this project".

Mr. Bob Fraser, 2325 Sonoma Street, Central Torrance Homeowners Association: Voiced serious concern re: Torrance's traffic situation, present and future; the need for traffic safety expert's input; the "steamrolling" aspect of the proposed action to beat a new law; etc. Further study was recommended by Mr. Fraser.

At this point in the meeting, City Clerk Coil advised that the following people do not wish to speak but desire to go on record as opposed to the project: Mrs. Helen L. Green, 3318 Onrado Street; Mrs. A. Petranado, Madrona Homeowners Association; and Mr. Anthony J. Santini.

Mr. Dilkes returned to comment on an apparent difference of opinion as to whether or not the subject property is for sale. It was clarified by Mr. Larry Tracy, counsel for Great Lakes Properties, that a market value for the property has never been established; it is the expectation of his company to sell every piece of property that they own at fair market value; a price for the subject property has never been quoted in that this is yet to be determined by a qualified appraiser.

Mrs. Joyce Olds, 5002 Paseo del Pavon: Indicated her opposition in the proposed project, as a believer in free enterprise; this system should not be ruined by government intervention.

The last speaker was:

Mr. Carl Wagonner, 22811 Date Avenue: Strongly opposed to the project -- reviewed aspects of subsidy, unfair competition to local stores, land values, independent negotiations between the interested parties, the state of Downtown Torrance as compared with the subject area, various financial impacts, ethical considerations, etc.

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

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A 15-minute recess was ordered by Mayor Miller, the hour being 10:30 P.M.

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On resumption of the meeting, there was Staff response to the preceding comments and questions by Redevelopment Counsel Jacobs, City Attorney Remelmeyer and City Manager Ferraro.

Following extensive discussion, it was the direction of Mayor Miller that City Clerk Coil assign a number and read title to the following resolution:

RESOLUTION NO. RA 76-22

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE APPROVING THE SUPPLEMENTAL REPORT TO THE CITY COUNCIL ON THE REDEVELOPMENT PLAN FOR THE TORRANCE FASHION WAY REDEVELOPMENT PROJECT AND AUTHORIZING TRANSMITTAL OF SAID REPORT TO THE TORRANCE CITY COUNCIL

Councilman Armstrong moved for the adoption of Resolution No. RA 76-22. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

RESOLUTION NO. 76-259

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

Councilman Wilson moved for the adoption of Resolution No. 76-259. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Council discussion on the project itself was requested by Mayor Miller.

Councilman Brewster stated that the plan itself seems to be a good one, with much merit in many ways -- in fact, an attractive and exciting plan. However, Mr. Brewster cannot vote for the project because of the question of whether or not this is the proper and legal way, and sequence, to bring about the General Plan realization; this requires an immediate determination that the area is either economically or socially blighted so it has to, in fact, be a liability on the public health, safety or welfare. Mr. Brewster then stated that he cannot reach such a determination -- in his mind, blight has to represent some unusual degree of liability under appropriate sections of the CRL code. The intent of the subject project does not, in the opinion of Councilman Brewster, appear to be in concert with the intent of the law nor are the necessary findings of fact present.

It was the finding of Councilman Brown that the proposed project, as a plan, would be good for the City -- however, he is concerned with the process, and while he could support the project were it undertaken through the infusion of private capital, he cannot bring it within the scope of the Community Redevelopment Law. Mr. Brown likewise questioned the presence of blight, social and economic liability to the community in this case -- a further concern to Councilman Brown was the indication that there is an inability on the part of the private sector to develop the subject property, and the absence of hard evidence as to the price desired and the necessity for development of the entire parcel. It was then announced by Councilman Brown that he must, regrettably, oppose the project.

Councilman Armstrong deemed the procedures employed in this case as procedures established by the laws of the State with a long history of implementation by scores of cities with substantial success -- Mr. Armstrong indicated his support of the project, and stated that he looked upon it as a planning device, completely consistent with established policies and philosophies.

Councilman Rossberg was of the opinion that the project would not present a financial burden to Torrance taxpayers; that the Robinson's and other development would not happen without the redevelopment plan; that the finding of blight in the White Front area is a proper one -- hence his support of the project.

The next comments were forthcoming from Councilman Wilson -- the decision faced by the Council at this time is a critical one in the life of the City; factors of long range planning, the blight aspect of the White Front Store, the responsibility of the City in the protection of the general welfare of its citizens, etc. -- in view of what will be affected in future years by tonight's decision, per Dr. Wilson, the verdict must be made as to whether this City is to continue to grow in status as a center of commerce and finance, this being an area which must be tendered by government and laws have been instituted which make this possible. A wise use of these laws is evidenced in the approval of the subject project, in the opinion of Councilman Wilson.

Councilwoman Geissert stated that the general long range welfare of the City would be enhanced when the subject project goes ahead, and that, based on the excellent legal counsel afforded the Council, the City is within the parameters of the law, and the legal tools are proper ones. The destiny of Torrance was set some time ago, per Mrs. Geissert, by the mix of land uses in this city - the "balanced community" concept; residential, commercial, industrial, which have proved to be a very sound concept -- further, Torrance's destiny was also set to a degree by the geography of the city and the fact that it is a natural corridor for passage for all the surrounding areas. The proposed project will assure continued optimizing of sales tax potential and at the same time be able to continue to provide the high level of service that makes this a desirable residential community as well -- the procedure proposed is merely a sophisticated planning tool, at the City's disposal, and still represents free and private enterprise, and is in the best interest of the City, in the opinion of Councilwoman Geissert.

Mayor Miller reviewed the definition of blight, as interpreted by legal counsel, as well as the overall good of the project for overall benefit to the City of Torrance, a city of which to be proud, and a city which will only be enriched by the proposed development. In the opinion of the Mayor, the project should be supported; he believes in it and the good it represents, and is convinced that local government must participate in the growth of this city and this specific project represents a tremendous challenge.

Council discussion was directed to certain existing buildings in the project area, it being agreed that the Del Amo Medical Center should be excluded at this time -- as to the Imperial Bank property, it was the consensus of the Council that this property should remain in the project, until and unless otherwise advised in writing. Also reviewed were Planning Commission-recommended revisions. Formal action taken by the Council is reflected below:

MOTION: Councilman Armstrong moved that the plan be amended to reflect certain Planning Commission-recommended revisions -- specifically, the exclusion of the medical center; deletion of the words "in an existing building" (Page 11, Section 408); revision of appropriate sentence to read: "There shall be no new opening or penetrations within 500 feet of the surface...." (Page 12, Section 418). Further, that the Imperial Bank property be included in the project at this time, subject to written advice from them. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At the request of Mayor Miller, City Clerk Coil assigned numbers and read titles to the following:

ORDINANCE NO. 2715

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING AND ADOPTING
THE REDEVELOPMENT PLAN FOR THE TORRANCE
FASHION WAY REDEVELOPMENT PROJECT, AS CHANGED

Councilman Armstrong moved for the approval of Ordinance No. 2715, as changed, at its first reading. His motion, seconded by Councilman Wilson, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Geissert, Rossberg,
Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Brewster, Brown (both for
previously stated reasons)

RESOLUTION NO. 76-260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE INTENT OF THE CITY COUNCIL THAT THE DEL AMO FASHION SQUARE AND THE DEL AMO CENTER BE PHYSICALLY CONNECTED BY APPROPRIATE MEANS TO ALLEVIATE EXISTING AND POTENTIAL VEHICULAR AND PEDESTRIAN TRAFFIC AND CIRCULATION PROBLEMS IN A MANNER TO BE AGREED UPON BY THE CITY, THE REDEVELOPMENT AGENCY, THE OWNERS AND OPERATORS OF DEL AMO FASHION SQUARE, AND THE OWNERS AND OPERATORS OF DEL AMO CENTER

Councilman Wilson moved for the adoption of Resolution No. 76-260. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote.

RESOLUTION NO. RA 76-23

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE ESTABLISHING THE INTENT OF THE REDEVELOPMENT AGENCY THAT THE DEL AMO FASHION SQUARE AND THE DEL AMO CENTER BE PHYSICALLY CONNECTED BY APPROPRIATE MEANS TO ALLEVIATE EXISTING AND POTENTIAL VEHICULAR AND PEDESTRIAN TRAFFIC AND CIRCULATION PROBLEMS IN A MANNER TO BE AGREED UPON BY THE CITY, THE REDEVELOPMENT AGENCY, THE OWNERS AND OPERATORS OF DEL AMO FASHION SQUARE, AND THE OWNERS AND OPERATORS OF DEL AMO CENTER

Councilwoman Geissert moved for the adoption of Resolution No. 76-23. Her motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

RESOLUTION NO. RA 76-24

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE DIRECTING THE STAFF AND ATTORNEY OF THE REDEVELOPMENT AGENCY TO NEGOTIATE, PREPARE AND ENTER INTO A NEGOTIATION AGREEMENT WITH GREAT LAKES PROPERTIES, INC. AND ITS AFFILIATES

Councilman Armstrong moved for the adoption of Resolution No. RA 76-24; his motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

RESOLUTION NO. RA 76-25

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE DIRECTING THE STAFF AND ATTORNEY OF THE REDEVELOPMENT AGENCY TO NEGOTIATE, PREPARE AND ENTER INTO A NEGOTIATION AGREEMENT WITH CARSON-MADRONA COMPANY

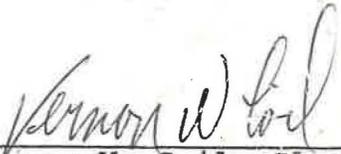
Councilman Wilson moved for the adoption of RA 76-25. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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At 12:45 A.M., Councilman Wilson moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

The Council returned at 12:46 A.M. for formal adjournment, and, at the request of Councilman Armstrong, adjourned in memory of Mr. Ray Collins, director of adult education in Torrance schools for some twenty years.

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

APPROVED:



Mayor of the City of Torrance