

I N D E XCity Council - February 15, 1977

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Adjourned at 7:35 P.M. to February 22, 1977,  
6:00 P.M.

# # #

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, February 15, 1977, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Mrs. Pat Tyrrell led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend George Detor, St. Andrew's Episcopal Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Transportation Committee:

Next meeting scheduled for February 28th, 6:00 P.M.

Public Works Committee:

February 16th at 5:30 P.M.

Park, Recreation and Community Development:

Will meet with L.A. County park representatives re: landfill use on February 16th.

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Ad Hoc Oil Committee:

Thursday, February 17th, at 4:30 P.M.

Finance Committee:

Met on February 9th re: Revenue Sharing Budget, the first of a series of several meetings on this subject.

PROCLAMATIONS:

8. KASHIWA DAY - February 20, 1977.
9. KASHIWA WEEK - February 20-26, 1977.

So proclaimed by Mayor Miller.

COMMUNITY AFFAIRS:

10. TORRANCE MOUNTED POSSE request for use of Civic Center property for annual Rodeo on July 16th and 17th.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That the City permit the use of Civic Center Property for the Torrance Mounted Posse's annual Rodeo, subject to review by this office and compliance with requirements set forth by the various City departments.

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

COMMISSION MATTERS:

11. INTERVIEWS FOR CIVIC CENTER AUTHORITY VACANCIES.

RECOMMENDATION OF CITY CLERK:

That the City Council fix a time and date for interviewing applicants to fill the two vacancies on the Civic Center Authority. To allow time to place a public notice in the Daily Breeze to advertise these vacancies, we would suggest the date be set for March 8, 1977.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the City Clerk. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

12. COMMENDATIONS FOR OUTGOING COMMISSIONERS.

RECOMMENDATION OF CITY CLERK:

In accordance with policy established July 18, 1972, it is recommended that all Commissioners who have served at least four years receive a large tile plaque. A Certificate of Appreciation to be given to Commissioners who have served less than a full term.

MOTION: Councilman Wilson moved to concur with the recommendation of the City Clerk; his motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

PUBLIC WORKS:

13. RESOLUTION re: License Agreement with AT&SF Railway Company - Crenshaw Boulevard Grade Separation.

RESOLUTION NO. 77-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THAT CERTAIN LICENSE AGREEMENT BETWEEN THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY AND THE CITY OF TORRANCE DATED JANUARY 10, 1977

Councilwoman Geissert moved for the adoption of Resolution No. 77-26. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

TRANSPORTATION:

14. RESOLUTION and agreement continuing the County subsidy to the Torrance Transit System.

RESOLUTION NO. 77-27

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 OF TORRANCE AND THE COUNTY OF LOS ANGELES FOR THE CONTINUATION OF A COUNTY TRANSIT SUBSIDY

Councilwoman Geissert moved for the adoption of Resolution No. 77-27. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

MANPOWER MATTERS:

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

RESOLUTION NO. 77-28

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 HALBERT'S LUMBER COMPANY; MOBAR, INC.; PILOT MANUFACTURING COMPANY; TORRANCE DATSUN CORPORATION; AND URETHANE SERVICE, INC.

Councilman Armstrong moved for the adoption of Resolution No. 77-28. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

PERSONNEL MATTERS:

16. ORDINANCE re: new class of Graphics Illustrator.

ORDINANCE NO. 2725

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.63.1 AND SECTION 17.63.2 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE AND SALARY OF GRAPHICS ILLUSTRATOR

Councilman Wilson moved for the approval of Ordinance No. 2725 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:

17. "DIAL-A-STORY" GRANT APPLICATION.

RECOMMENDATION OF CITY LIBRARIAN:

That Council approve this cooperative endeavor between the Torrance Unified School District and the Torrance Public Library.

MOTION: Councilman Wilson moved to concur with the recommendation of the City Librarian. Mayor Miller seconded the motion.

Prior to roll call vote on the motion, the Mayor invited comments from the audience.

On behalf of the Executive Board, Southwood Homeowners Association, Mrs. Barbara Honeycutt expressed their opposition to the "Dial-A-Story" Federal Grant Application -- "in this day and age when so many children can't read, it seems ludicrous to spend money on a gimmick like this when it could be better spent teaching children to read." Speaking for herself, Mrs. Honeycutt stated that the telephone is not a toy; an idea like this is cute in an amusement park, but is not appropriate for the City of Torrance.

Staff clarification was provided by City Librarian West, and Council discussion followed. Reviewed were the cost factors, the function and commitment of the School District vs. the City's role, future funding prospects, basic government functions, etc.

Councilman Wilson's motion to approve the "Dial-A-Story" program FAILED TO CARRY, with roll call vote as follows:

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

HEARINGS - PLANNING:

18. CONTINUATION OF HEARING regarding request of Carriage Realty to amend the Park and Recreation Section of the Environmental Resources Element of the General Plan of the City of Torrance re: Tentative Tract No. 32785, Carriage Real Estate Group, Inc., south side of Artesia Boulevard between Casimir Avenue and Van Ness Avenue.

RECOMMENDATION OF COUNCIL FINANCE COMMITTEE:  
Unanimously for DENIAL of request.

RECOMMENDATION OF PARK AND RECREATION COMMISSION:  
Recommended APPROVAL of request based on a 5-2 vote.

RECOMMENDATION OF CITY MANAGER:  
In light of the deficiency of park lands in the northeast Torrance community and the lack of vacant land available to meet this deficiency, the City Administration concurs with the recommendations of the Planning Commission, Park and Recreation Department and Planning Department for DENIAL of this request to amend the City's General Plan.

Mayor Miller announced that this was the time and place for the Continued Public Hearing in this matter, and inquired if anyone wished to be heard at this time.

Mr. Steve Steppe, Coldwell Banker, noted that computations in the Park and Recreation Section of the General Plan do not include Columbia Park for the North Torrance area; also excluded is the Alondra County Park, some 207 acres, 1.2 miles away from the proposed site. Further, per Mr. Steppe, Guenser Park, a neighborhood park of 7.29 acres, is located three blocks from the subject property so there is no absence of a neighborhood park.

Continuing, Mr. Steppe reviewed efforts to date in trying to arrive at a compatible arrangement for park development on the subject site.

Council discussion ensued. It was the comment of Mayor Miller that the "land bank" concept heretofore pursued has reached "a point of no return", with the dramatically escalated price of land, and the fact that there are now some 100,000 acres of park land yet to be developed in the City. The Mayor indicated his reservations regarding the wisdom of acquiring additional park land at this time -- a position never before assumed by him -- it is time now to use the money for development, rather than acquisition.

Concurrence with the above comments of Mayor Miller, and the recommendation of the Park and Recreation Commission, was indicated by Councilman Rossberg -- he noted his concerns with future development and staffing of such park land, and the costs thereof. Decreased school enrollments and reduced park use by

young children was also pointed out by Mr. Rossberg. The huge task and cost of developing the present park land was also reviewed by him, with the recommendation that this be the first order of business.

Councilwoman Geissert deemed this a "one time chance" which should not be passed by. Councilman Brewster stated that there are many factors in evidence which favor the City adhering to the Master Plan and acquiring the subject land as a park site -- the reasonable price overall; the inequity of banking land in other parts of the City and not in North Torrance; and the explosion of youth activities which require open ground.

It was the comment of Councilman Brown that Columbia Park, while in North Torrance, does not represent the kind of neighborhood open space that is generally available throughout the City, and should be excluded from the calculations. Councilman Armstrong reviewed the shortage of open space and park sites in North Torrance in terms of population density; the subject proposed park is a needed park and would well serve this area of the City.

Councilman Wilson reviewed past heavy use of school sites which have now been closed, and noted past arrangements with developers relative to park land donations. This is one of the last remaining open spaces in North Torrance, per Dr. Wilson, and he would not want to amend the General Plan.

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 Rossberg, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Finance Committee: that the Park and Recreation Section of the Environmental Resources Element of the General Plan not be amended, and that Staff be authorized to negotiate with the developer for the acquisition of a 3 to 5 acre park site as designated in the General Plan. Further, that Staff be authorized to negotiate a long term lease with Southern California Edison Company for an open space easement under their power lines to the south and possibly east of the proposed park site. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,  
Geissert, Wilson.

NOES: COUNCILMEMBERS: Rossberg; Mayor Miller.

Mr. Steppe returned to point out problems now confronted in the tract map presentation to the Planning Commission on February 16th. It was the direction of Mayor Miller that he confer with City Manager Ferraro and City Attorney Remelmeyer in this regard.

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HEARINGS - OTHER THAN PLANNING:

19. CONTINUED PUBLIC HEARING re: Appropriation of HCDA Funds for 16" Water Main in Downtown Torrance.

Mayor Miller announced that this was the time and place for the continued public hearing in this matter, and inquired if anyone wished to be heard. There was no response.

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 moved to concur with the recommendation of the Water Commission: That the City Council appropriate the \$100,000 balance in HCD budget for fiscal 1976-77 for the installation of a 16" water main along Border and Van Ness Avenues between Carson Street and Engracia Avenue. Further, that the estimated additional \$35,000 in project costs be absorbed by the Water Revenue Fund. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

20. Withdrawn.
21. AWARD OF CONTRACT - Rubber-Tired Tractor - Diesel  
(Ref. Bid #B77-4) Expenditure: \$11,118.34 less \$1,800.00 trade-in allowance.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid for a new 1976 rubber-tired diesel tractor from Melroe Equipment Company in the amount of \$11,118.34 (including tax); and that Council approve the trading-in of a 1962 rubber-tired tractor (Unit #9207) to Melroe Equipment Company for a trade-in price of \$1,800.00.

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

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ADDENDUM ITEM :

- 22. RESOLUTION authorizing the issuance of a negotiable note to provide financing for the Fujita Property Acquisition.

RECOMMENDATION OF CITY TREASURER:

- 1. Pass the subject Resolution which provides for the issuance of a negotiable note in the amount of \$2,750,000.
- 2. Authorize the City Treasurer to transfer such funds as found to be necessary for the technical completion of the transaction.

RESOLUTION NO. 77-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, PROVIDING FOR THE ISSUANCE OF A NEGOTIABLE NOTE IN THE AMOUNT OF \$2,750,000

City Treasurer Rupert advised that the blank areas in Resolution No. 77-29 should reflect "2.95%", subject to final approval of the transaction by O'Melveny and Myers.

Councilman Armstrong moved for the adoption of Resolution No. 77-29, with the above noted information, and for concurrence with the recommendations of the City Treasurer. The motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

It was the suggestion of Councilman Brewster, concurred in by the Council, that there be an added Recommendation (#3): "That any net proceeds from the disposition of the Fujita parcel shall first be applied to retiring any outstanding balances due, plus any accumulated interest, either in an external or internal account."

# # #

The hour being 7:30 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:31 P.M.

# # #

ORAL COMMUNICATIONS:

23. Councilman Brown reviewed the current water shortage concerns, and requested Staff review of these concerns and advice as to available options. Assistant City Manager Scharfman reported on various efforts to date, and advised that a written report would be provided the Council.

At 7:35 P.M. Councilman Wilson moved to adjourn to Tuesday, February 22, 1977, at 6:00 P.M. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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Ava Cripe  
Minute Secretary  
APPROVED:  
*Ava Cripe*  
Mayor of the City of Torrance

City Council  
February 15, 1977  
*Vernon W. Coil*  
Vernon W. Coil, Clerk of the  
City of Torrance, California