

I N D E XCity Council - July 5, 1977

<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	2
<u>PRESENTATION:</u>	
8. 1978 Tournament of Roses Parade	2
<u>PROCLAMATION:</u>	
9. Youth Soccer Week	2
<u>COMMUNITY AFFAIRS:</u>	
10. Resolution re: Rose Parade Float contract	2
11. Resolution re: Summer Games of the XXIII Olympiad	2
<u>PUBLIC WORKS:</u>	
12. Resolution re: Master Agreement with State of California for Federal Aid Projects	2
13. Withdrawn	3
<u>BUILDINGS, STRUCTURES AND SIGNS:</u>	
14. Water Main - Toledo Street west of Crenshaw Boulevard	3
<u>FISCAL MATTERS:</u>	
15. Testing Contract with Cooperative Personnel Services	3
16. Workers Compensation Liability Insurance	3
17. Street Lighting District No. 17	4,5
<u>MANPOWER MATTERS:</u>	
18. Resolution re: Recruitment Program - CETA	5
19. Resolution re: On-The-Job Training Program	5
<u>LEGISLATIVE MATTERS:</u>	
20. Resolution re: Torrance mailing addresses for Northeast Torrance residents	6
<u>PERSONNEL MATTERS:</u>	
21. Ordinance re: Personnel Specialist	6
22. Revised Fire Fighter Medical Standards	6
23. Executive Session re: hours, wages, working conditions	15
<u>MATTERS NOT OTHERWISE CLASSIFIED:</u>	
24. Resolution re: Participation Agreement - AWDS	6
<u>SECOND READING ORDINANCES:</u>	
25. Ordinance No. 2762	7
<u>PLANNING AND ZONING MATTERS:</u>	
26. Ordinance re: ZC 77-5, Jay Knott	7
<u>HEARINGS - PLANNING:</u>	
27. Consideration of Conditions - CUP 77-28, Southwest Association for Retarded Children, Inc.	8-11
<u>APPEALS - PLANNING:</u>	
28. PCR 77-13, Haruko Masaki	12
<u>APPEALS - OTHER THAN PLANNING:</u>	
29. Revocation of Palama Kennels Business License	13,14

SUBJECT:

PAGE

ROUTINE MATTERS:

- 30. Sale of Obsolete Bus Parts 14
- 31. Bid for Leaf Rake - B77-27 14

ORAL COMMUNICATIONS:

- 32. Mrs. Rachel Meyer re: meeting of Ad Hoc Committee on Taxation 15

Adjourned at 11:00 P.M.

\* \* \* \* \*

Ava Cripe  
Minute Secretary

ii.

City Council  
July 5, 1977

July 5, 1977

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

2. ROLL CALL:

Present: Councilmembers Armstrong, Brown, Geissert, Rossberg, Wilson and Mayor Miller. Councilman Brewster arrived at 5:35 P.M. Absent: None.

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

3. FLAG SALUTE:

City Librarian West led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Boyd Kifer, Church of the Nazarene.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of June 9, 1977 and June 10, 1977, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting).

(Note: Minutes of June 10, 1977, Page 1: The speaker should be correctly identified as "Ms. Angie Camorra".)

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 (Councilman Brewster had not yet arrived at the meeting).

1.

City Council  
July 5, 1977

7. COUNCIL COMMITTEES:Civil Service Committee:

Will meet on July 12th at 5:00 P.M.

PRESENTATION:8. 1978 TOURNAMENT OF ROSES PARADE.

Mr. Ed Enrietta presented a picture of the City's 1978 Rose Parade Float entry, and its beauty was commended by the Council.

PROCLAMATION:

## 9. YOUTH SOCCER WEEK - July 4-10, 1977.

So proclaimed by Mayor Miller.

COMMUNITY AFFAIRS:10. RESOLUTION re: Rose Parade Float contract.RESOLUTION NO. 77-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT BETWEEN THE CITY AND C.E. BENT AND SON, INC., FOR THE DESIGN, CONSTRUCTION, ENTRY, DISPLAY AND OPERATION OF A FLOAT IN THE 1978 TOURNAMENT OF ROSES PARADE

Councilman Wilson moved for the adoption of Resolution No. 77-128. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

11. RESOLUTION re: Summer Games of the XXIII Olympiad.RESOLUTION NO. 77-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ENCOURAGING AND SUPPORTING THE BID OF THE CITY OF LOS ANGELES TO STAGE THE SUMMER GAMES OF THE XXIII OLYMPIAD IN 1984

Councilman Armstrong moved for the adoption of Resolution No. 77-127. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

PUBLIC WORKS:12. RESOLUTION re: Master Agreement with State of California for Federal Aid Projects.RESOLUTION NO. 77-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND

ATTEST THAT CERTAIN AGREEMENT BETWEEN THE  
CITY OF TORRANCE AND THE STATE OF CALIFORNIA  
NUMBERED 07-5249

Councilwoman Geissert moved for the adoption of Resolution No. 77-129. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

13. WITHDRAWN.

BUILDINGS, STRUCTURES AND SIGNS:

14. PROPOSED 2,700 LINEAL FEET OF 12-INCH WATER MAIN ALONG TOLEDO STREET, WEST OF CRENSHAW BOULEVARD (JOB 77259)

RECOMMENDATION OF WATER DEPARTMENT:

1. Authorize the temporary loan of \$37,000 from the Water Revenue Fund to the Water Main Extension Revolving Fund; the loan to be liquidated as reimbursements are received from benefiting property owners;
2. Appropriate \$100,000 from the Water Main Extension Revolving Fund for construction of 2,700 lineal feet of 12-inch water main along Toledo Street west of Crenshaw Boulevard.

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

FISCAL MATTERS:

15. TESTING CONTRACT WITH COOPERATIVE PERSONNEL SERVICES.

RESOLUTION NO. 77-130

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING A CONTRACT  
WITH COOPERATIVE PERSONNEL SERVICES

Councilman Wilson moved for the adoption of Resolution No. 77-130. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

16. WORKERS COMPENSATION LIABILITY INSURANCE.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body not insure for excess coverage and become totally self-insured. It is further recommended that the \$16,800 in the 1977-78 budget for Workers Compensation excess premium be transferred to the Workers Compensation Claims Reserve.

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

17. STREET LIGHTING DISTRICT NO. 17.

It was noted by Director of Transportation Horkay that Resolution "C", Section 8, should read "6:00 P.M." for the hour of the hearing.

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

RESOLUTION NO. 77-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, MAKING A CONTRIBUTION OF PUBLIC FUNDS TO AID AND ASSIST IN PAYING A PORTION OF THE COST (INCLUDING INCIDENTAL EXPENSES) FOR THE FURNISHING OF ELECTRIC CURRENT AND MAINTENANCE OF CERTAIN STREET LIGHTING FIXTURES IN THE CITY OF TORRANCE, AS SHOWN ON PROPOSED DIAGRAM AND PLAN NO. L-17-77, AND INSTRUCTING THE CITY TREASURER TO ESTABLISH A SPECIAL FUND TO BE KNOWN AS "STREET LIGHTING ELECTRIC CURRENT AND MAINTENANCE FUND, STREET LIGHTING DISTRICT NO. 17"

Councilwoman Geissert moved to waive further reading of Resolution No. 77-131. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

Councilwoman Geissert moved for the adoption of Resolution No. 77-131. Her motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

RESOLUTION NO. 77-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING AND ORDERING THE FILING OF THE REPORT OF THE DIRECTOR OF TRANSPORTATION OF SAID CITY FOR THE FURNISHING OF ELECTRIC CURRENT AND THE MAINTENANCE OF CERTAIN LIGHTING FIXTURES AND APPLICANCES IN STREET LIGHTING ASSESSMENT DISTRICT NO. 17

Councilman Armstrong moved to waive reading on Resolution No. 77-132. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 77-132. His motion was seconded by Councilman Brewster; roll call vote was unanimously favorable.

RESOLUTION NO. 77-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, DECLARING ITS INTENTION TO ORDER CERTAIN LIGHTING FIXTURES

AND APPLIANCES ON THE STREETS AND PUBLIC PLACES IN THE CITY OF TORRANCE, TO BE MAINTAINED, MODIFIED AND/OR REPLACED AND ELECTRIC CURRENT TO BE FURNISHED FOR LIGHTING SAID FIXTURES AND APPLIANCES FOR A PERIOD OF TWENTY (20) YEARS, BEGINNING NOVEMBER 1, 1977 AND ENDING OCTOBER 31, 1997, AS PERMITTED BY THE STREET LIGHTING ACT OF 1919, FOR STREET LIGHTING ASSESSMENT DISTRICT NO. 17, AND APPOINTING A TIME AND PLACE FOR HEARING PROTESTS IN RELATION THERETO

Councilman Armstrong moved to waive further reading on Resolution No. 77-133. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 77-133. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

MANPOWER MATTERS:

18. RESOLUTION re: Recruitment Program for Torrance residents eligible for CETA services.

RESOLUTION NO. 77-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT BETWEEN THE CITY AND THE STATE OF CALIFORNIA FOR UTILIZATION OF CETA MONEY FOR EMPLOYMENT RECRUITING

Councilwoman Geissert moved for the adoption of Resolution No. 77-134. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

19. RESOLUTION re: On-The-Job Training Program.

RESOLUTION NO. 77-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT FOR ON-THE-JOB TRAINING BY AND BETWEEN THE CITY OF TORRANCE AND CAPITOL METALS COMPANY, INC.

Councilman Wilson moved for the adoption of Resolution No. 77-135. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

LEGISLATIVE MATTERS:

- 20. RESOLUTION re: Torrance mailing addresses for residents of northeast Torrance.

RESOLUTION NO. 77-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING CONGRESS AND THE POSTMASTER GENERAL OF THE UNITED STATES TO PROVIDE TORRANCE MAILING ADDRESSES FOR THE RESIDENTS OF NORTHEAST TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 77-136. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

- 21. ORDINANCE re: Personnel Specialist.

ORDINANCE NO. 2764

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.43.1 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE AND SALARY OF PERSONNEL SPECIALIST

Councilman Armstrong moved for the approval of Ordinance No. 2764 at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

- 22. REVISED FIRE FIGHTER MEDICAL STANDARDS.

Adoption recommended by Personnel Department, Fire Department, Fire Fighters Association and Civil Service Commission.

MOTION: Councilman Armstrong moved to adopt the revised Fire Fighter Medical Standards, as above recommended. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

- 23. EXECUTIVE SESSION re: hours, wages and working conditions.

See Page 15.

MATTERS NOT OTHERWISE CLASSIFIED:

- 24. RESOLUTION re: Participation Agreement - Automated Worthless Document Data Services.

RESOLUTION NO. 77-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A CONTRACT WITH THE

CITY OF LOS ANGELES DATA SERVICE BUREAU  
TO PROVIDE THE CITY OF TORRANCE WITH  
AUTOMATED WORTHLESS DOCUMENT DATA SERVICES,  
1976-77 AND 1977-78

Councilwoman Geissert moved for the adoption of Resolution No. 77-137. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES.

25. ORDINANCE NO. 2762.

ORDINANCE NO. 2762

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND THE UNIFORM MECHANICAL CODE TO PROVIDE FOR AMENDED RATES TO PERMITS AND FOR INSPECTION

Councilman Wilson moved for the adoption of Ordinance No. 2762 at its second and final reading. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:

26. ORDINANCE re: ZC 77-5, Jay Knott.

ORDINANCE NO. 2765

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 NORTH SIDE OF DALEMEAD STREET EAST OF CRENSHAW BOULEVARD (2657 DALEMEAD STREET) AND DESCRIBED IN ZONE CHANGE 77-5  
(Jay Knott, Builder)

Councilman Armstrong moved for the approval of Ordinance No. 2765 at its first reading. His motion was seconded by Councilman Brown, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,  
Geissert, Rossberg, Wilson.  
NOES: COUNCILMEMBERS: None.  
ABSTAIN: COUNCILMEMBERS: Mayor Miller (owns property within  
300 ft. of subject property).

7.

City Council  
July 5, 1977

HEARINGS - PLANNING:

27. CONSIDERATION OF CONDITIONS to be imposed on CUP 77-28, Southwest Association for Retarded Children, Inc. to allow the use of a single-family residence located at 2719 El Dorado Street as a home for six developmentally disabled adults.

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

CONDITIONS RECOMMENDED BY PLANNING STAFF:

1. That the use of the subject property as a home for developmentally disabled adults with house parents shall be subject to all conditions of CUP 77-28 and amendments thereto or modifications thereof, on file in the Planning Department of the City of Torrance, and that no construction or use above, beyond, in addition to or differing from that stipulated in said Conditional Use Permit shall be allowed without prior Planning Commission approval;
2. That the subject residence shall be brought up to Code, per correction list of record;
3. That street trees shall be installed to the satisfaction of the Street Department;
4. That a dedication of right-of-way shall be made for a 15-foot corner radius;
5. No more than two motor vehicles are to be kept by the residents at the location unless additional garage space is provided; and
6. No more than six (6) persons shall reside in the premises of 2719 El Dorado Street, which total number of residents shall include no less than two house parents.

RECOMMENDATION OF PLANNING COMMISSION:

The Planning Commission, after consideration, approved CUP 77-28, deleting conditions #5 and #6, approving conditions #2 and #3, and amending conditions #1 and #4, as follows:

1. That the use of the subject property as a home for developmentally disabled adults with house parents shall be subject to all conditions of CUP 77-28 and amendments thereto or modifications thereof, on file in the Planning Department of the City of Torrance;
4. That a dedication of right-of-way shall be made for a corner radius to the satisfaction of the Engineering Department.

RECOMMENDATION OF PLANNING DEPARTMENT:

The Planning Staff concurs with the Planning Commission's recommended conditions; however, still feels that the original conditions as suggested are reasonable and valid.

Mayor Miller announced that this was the time and place for the continued public hearing in the subject matter. Staff presentations were provided by Planning Director Shartle and City Attorney Remelmeyer, it being noted by Mr. Remelmeyer that conditions #5 and

#6 had been provided by his office as "concepts", rather than conditions. The City Attorney also noted his review of long range plans for developments of this nature, current State legislation in effect, etc.

Comments from the audience were invited by Mayor Miller.

The first speaker was Mrs. Ruth Vogel, president, Torrance League of Women Voters, (statement of official record) who urged that developmentally disabled people "be given equal opportunity to achieve their full potential and participate with dignity in their own community." It was the League's further request that the Council establish the amended conditions as recommended by the Planning Commission, and that the hearing be resolved at this time so that there will be no further delay.

Mr. Bill Wiggins, first vice present, Southwest Association for Retarded Children, described the high moral characteristics of the developmentally disabled, and voiced objections to the placing of restrictions on this residence which would not be applied to any other family.

Mrs. Barbara Honeycutt, on behalf of Southwood Homeowners Association, (statement of record), requested: "If you, as Torrance elected officials, decide tonight to approve the CUP for the Southwest Association (even though countless Torrance residents have indicated their wish to maintain the R-1 status) then Southwood respectfully request that all of the conditions, 1 through 6, as recommended by Staff, be stipulated and strictly enforced."

Ms. Susan Dessenter, director, Southwest Association for Retarded Children, reviewed their long efforts in pursuing this matter in an orderly manner via proper channels, and expressed regret at the absence of total assistance and acceptance. Ms. Dessenter urged that the Council please accept the decision of the Planning Commission at its June 15th hearing.

Ms. Edith Kettering, 18301 Taylor Court, noted the State law in these matters -- this community would be accepting its own handicapped people in this home; it would be a "beginning" for Torrance and the entire State.

Ms. Anne Hixon, Department of Health, commented on the efforts of the State in accepting its responsibilities in the care of the developmentally disabled.

Mr. Ken Kumasawa, 1645 Greenwood, cited pertinent sections of State licensing regulations, and recommended that this CUP be postponed until the specifics of the licensing conditions are known.

Dr. Charles James, Harbor Regional Center for the Developmentally Disabled, provided clarification regarding State activities in this field. Dr. James also noted that he has been advised that the Southwest Association for Retarded Children has met all of the licensing requirements.

Mr. Robert Thompson, neighborhood resident, stated that he is opposed to the establishment of this home -- if approved by the Council, he would recommend that all 6 conditions be imposed, with an added condition which would limit the number of homes in any particular area, along with a requirement for yearly renewal.

It was noted by Councilman Wilson that it was Mr. Thompson who had appealed this case -- a case which was automatically slated for return to the Council. Councilman Wilson thereupon MOVED to refund the fee paid by Mr. Thompson. The motion was seconded by Councilman Rossberg; there were no objections, and it was so ordered.

Representing the Madrona Homeowners Association, Mr. Ed Greene voiced their objections to the location of boarding houses in their neighborhood, regardless of the proponent, particularly in view of the long hours spent in evolving a Land Use Code for the City -- concern for the precedent-setting aspect was also expressed by Mr. Greene. A statement from the Sunset Homeowners Association voicing objections to State control in these matters and the threat to R-1 neighborhoods was read aloud, in their behalf, by Mr. Greene.

Mr. Jerry Holloman, seller of the subject property, denied the position of the Building and Safety Department that the house was not built to Code as it relates to the basement area -- he stated that he has the original building permits and plans on the house which confirm compliance. Building and Safety Director McKinnon responded that the record has been examined in detail -- the basement was built for utility purposes and does not have the required window area, be it 1920 or 1977; there are unvented heaters; an illegal stairway; etc. City Attorney Remelmeyer pointed out the mandatory aspect of Fire and Building Code compliance.

Ms. Dessenter returned at this point in the meeting to state that the Southwest Association for Retarded Children has no intention of putting its residents in a sub-standard facility.

There was clarification by Fire Chief Slonecker regarding State Department of Health licensing procedures and State law requirements.

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 Wilson, and roll call vote was unanimously favorable.

Council discussion was directed to the recommended conditions for CUP 77-28. Formal action taken by the Council is reflected below:

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Commission for conditions to be imposed on CUP 77-28, subject to the further condition that

approval is subject to compliance with all State laws, including but not limited to State licensing; and all Building and Fire Code requirements. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

Further action was taken by the Council:

MOTION: Mayor Miller moved that the City Attorney return to the Council in two weeks with an Emergency Ordinance dealing with the future question of whether there should be six or eight persons per home and spelling out the distance for placement of such homes, along with any other pertinent concerns. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

\* \* \* \* \*

The hour being 8:00 P.M., the Mayor ordered a 10-minute recess.

\* \* \* \* \*

APPEALS - PLANNING:

28. PCR 77-13, Haruko Masaki. Appeal of a Planning Commission condition of approval to allow the construction of a retail building on property located on the southwest corner of Sepulveda Boulevard and Western Avenue. APPROVED BY THE PLANNING COMMISSION WITH CONDITIONS.

Mayor Miller announced that this was the time and place for the subject appeal, and, following Staff presentation by Planning Director Shartle, invited comments from the audience.

Mr. Cortez Johnson, representing Conroy's Flowers who will occupy the subject building, reviewed the basis for their appeal of condition #3 -- "That all unusable areas between the proposed building and street property line shall be landscaped and irrigated." Noted was their desire to use brick, rather than landscaping, as a display area for their flowers -- the overall architectural concept for Conroy's was also reviewed.

Council discussion ensued, and it was the consensus that there be further review between Staff and the proponent to the end that a reasonable compromise might be achieved in what appears to be an attractive concept.

Mayor Miller then inquired if anyone else wished to speak; there was no response.

MOTION: Councilman Armstrong moved to continue Item #28 to the Council meeting of July 19th. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

\* \* \* \* \*

APPEALS - OTHER THAN PLANNING:29. APPEAL - Revocation of Palama Kennels Business License.RECOMMENDATION OF FINANCE DIRECTOR/CITY ATTORNEY:

That the appeal of the revocation of Palama Kennels business license be DENIED and that the City Attorney be directed to seek a court injunction, on the basis of a public nuisance, ordering the owners to cease and desist operations as a kennel.

Mayor Miller announced that this was the time and place for the public hearing in the subject matter, and, following presentation by Finance Director Dundore, invited comments from the audience.

Attorney Dennis Smith, representing Mrs. Evelyn Palama, advised that she has entered into a home improvement contract with Robertson Construction Company for the required soundproofing of the kennel; further, Mrs. Palama has listed her home with a realtor for \$49,000 which is evidence of her financial ability. Mrs. Palama has every sincere intention of complying with the requirements of the License Review Board, per Mr. Smith.

The next speaker was Ms. Catherine Smith, 20569 Anza, who reviewed the long, long wait of the residents in this neighborhood for relief of the problems surrounding this kennel and the evident absence of compliance by Mrs. Palama. "This should be the end of it," according to Ms. Smith.

Mr. Jack Hoag, manager of an apartment building at 20560 Anza, stated that Mrs. Palama has no intention of leaving; that she is still accepting animals for care; and that many of his tenants have moved out because of this nuisance. Mr. Hoag can see no reason for continuance in this case; the City has been more than fair in granting Mrs. Palama twenty two months to have a relatively small soundproofing job done.

Attorney Smith returned to request a 30-day period in order that the work might get started, and that he return at the end of that time with affidavits to indicate that all is in order. A bond arrangement was recommended by Councilman Brown, and Mr. Smith, on behalf of his client, expressed concurrence with posting a bond for \$25,000 within one week. It was the comment of Assistant to the City Manager Jackson (chairman of the License Review Board) that this is the same promise received at the License Review Board meeting -- proof of money available in one week and that construction would begin in three weeks. It has been a continuing promise that construction would start, but there has been a failure to follow through on the promises made, per Mr. Jackson.

Ms. Mickey Sartori, 4145 West 130th Street, Hawthorne, detailed her distressing experience with Palama Kennels involving the treatment of her four cats recently boarded there --

two of the cats escaped, and have not been located to this date, despite the extensive efforts of Ms. Sartori.

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.

The long history of non-compliance in this matter was reviewed by Councilman Armstrong who MOVED to concur with the Staff recommendation to DENY THE SUBJECT APPEAL and to direct the City Attorney to seek a court injunction, on the basis of a public nuisance, ordering the owners to cease and desist the operations as a kennel. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown, Geissert, Rossberg, Wilson.
- NOES: COUNCILMEMBERS: None.
- ABSTAIN: COUNCILMEMBERS: Mayor Miller (personal involvement with kennel - past experience with boarding a pet).

ROUTINE MATTERS:

30. SALE OF OBSOLETE BUS PARTS.

RECOMMENDATION OF PURCHASING SUPERVISOR:

Inasmuch as we have no interest expressed in the purchase of the subject parts after two formal bids and numerous telephone contacts, that the City accept the negotiated offer of \$3,000.00 plus sales tax made by the City of Norwalk for these parts.

31. BID FOR LEAF RAKE - B77-27.

RECOMMENDATION OF PARK SERVICES ADMINISTRATOR/

PURCHASING SUPERVISOR: That Bid B77-27 be awarded to the Toro Pacific Distributing Company.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #30 and #31. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

\* \* \* \* \*

The hour being 8:58 P.M., the Council recessed, and reconvened as the Redevelopment Agency, returning to its regular agenda at 8:59 P.M.

\* \* \* \* \*

ORAL COMMUNICATIONS:

32. Mrs. Rachel Meyer, Southwood Homeowners Association, requested that the Ad Hoc Committee on Taxation reconvene for the purposed of conducting an in-depth study to determine the impact of redevelopment projects on all local taxes. There were no objections, and it was so ordered.

ITEM #23 - EXECUTIVE SESSION:

At 9:00 P.M., the Council recessed for the purpose of an Executive Session to discuss hours, wages and working conditions. No action was taken.

Formal adjournment was at 11:00 P.M.

\* \* \* \* \*

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

APPROVED:

  
 \_\_\_\_\_  
 Mayor of the City of Torrance