

I N D E XCity Council - August 9, 1977

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Adjourned at 12:00 Midnight

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August 9, 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, August 9, 1977, at 7:00 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, and City Clerk Coil. Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Jack Eardley led in the salute to the flag.

4. INVOCATION:

Reverend Dennis Bentley, Church of the Nazarene, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of July 5, 1977, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Brown moved that after the City Clerk has assigned 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.

7. COUNCIL COMMITTEES:

Ad Hoc Oil Committee:

August 15th meeting date to be changed.

1.

City Council
August 9, 1977

Sister City Banquet:

Councilman Armstrong extended an invitation to all present to attend the Sister City Banquet on Sunday, August 14th, at 2:00 P.M.

PRESENTATION:

8. REPORT TO THE TORRANCE COMMUNITY FROM THE HONORABLE CONGRESSMAN CHARLES H. WILSON.

Congressman Wilson presented an informative report regarding Washington events and their relationship to the City of Torrance.

PROCLAMATION:

9. ALPINE VILLAGE OKTOBERFEST - September 24 through October 30, 1977.

So proclaimed by Mayor Miller.

COMMUNITY AFFAIRS:

10. COMMISSIONER RECOGNITION.

Mayor Miller presented tile plaques to former Library Commissioner Barbara Werre and Henry Nowicki, former Oil Board member, in recognition of their community service. There was grateful acceptance by Mrs. Werre and Mr. Nowicki.

A Certificate of Appreciation will be forwarded to former Traffic Commissioner Charles Clark now located in Houston, Texas.

11. QUARTERLY BEAUTIFICATION SCENE AWARDS - Summer 1977.

Environmental Quality Commissioner Pastell presented the following Beautification Scene Awards for Summer 1977:

Residential:

Anza Victoria Apartments
20909 Anza Avenue

Commercial:

Carousel Campus
24430 Hawthorne Boulevard

Industrial:

Pentel Corporation
2715 Columbia Street.

12. KASHIWA EXCHANGE STUDENTS.

Mr. Jack Eardley introduced the Summer, 1977 Kashiwa, Japan exchange students and chaperon Shigeru Taniguchi --

these visitors were warmly welcomed by Mayor Miller, and tile plaques were presented to them as tokens of Torrance's friendship.

13. RESOLUTION RECOGNIZING AND COMMENDING THE TORRANCE SISTER CITY ASSOCIATION.

RESOLUTION NO. 77-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING THE TORRANCE SISTER CITY ASSOCIATION FOR THEIR CONTRIBUTION TO THE CITY OF TORRANCE

Councilman Armstrong moved for the adoption of Resolution No. 77-155. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

14. COMMENDATION TO INTERNAL REVENUE SERVICE RE: VOLUNTEER INCOME TAX ASSISTANCE PROGRAM.

A plaque in recognition of the invaluable community service rendered by the Volunteer Income Tax Assistance Program was presented by Mayor Miller to Internal Revenue Service representatives.

In like appreciation, two certificates were presented the City of Torrance from the IRS: one to management, and one to the Park and Recreation Department.

COMMISSION MATTERS:

15. COMMISSION VACANCIES.

The following appointments were made by the Council:

Traffic Commission:
Lowell Lyle

South Bay Juvenile Diversion Team:
Armena Davidian

MOTION: Councilwoman Geissert moved that the matter of appointments to the Library Commission be held for 30 days in order to permit readvertising. The motion was seconded by Councilman Brewster; there were no objections, and it was so ordered.

LEGISLATIVE MATTERS:

16. CITY CLERK DUTIES.

RECOMMENDATION OF AD HOC COMMITTEE ON EXECUTIVE, EXEMPT AND ELECTED OFFICIAL SALARIES: That your honorable body make no change in the duties now vested with the City Clerk.

Councilman Brewster, chairman of the Ad Hoc Committee, reviewed the Committee's findings and ultimate conclusions,

and then MOVED that the Committee's report be adopted by the Council. The motion was seconded by Councilwoman Geissert.

Comments were invited by Mayor Miller.

Mrs. James Pierson, representing the League of Women Voters, (prepared statement of record) -- the real question is who is responsible to whom? In order to avoid future conflicts, this matter should be investigated by the Charter Review Committee.

Mrs. Barbara Honeycutt, representing the Executive Board, Southwood Homeowners Association, (statement of record) -- reiterated their long standing concerns regarding the maintenance of City records.

Roll call vote on the motion to adopt the Committee's report was unanimously favorable.

PLANNING AND ZONING MATTERS:

17. RESOLUTION granting CUP 77-28, Southwest Association for Retarded Children, Inc.

RESOLUTION NO. 77-156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE USE OF A SINGLE-FAMILY DWELLING LOCATED AT 2719 EL DORADO STREET AS A GROUP HOME FOR DEVELOPMENTALLY DISABLED ADULTS WITH HOUSE PARENTS (CUP 77-28, Southwest Association for Retarded Children, Inc.)

Councilman Wilson moved for the adoption of Resolution No. 77-156. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

HEARINGS - PLANNING:

18. V 77-4, RALPH R. CELIS. Request for a Variance to the off-street parking requirements to allow reduced parking facilities for two single-family dwellings in the R-3 zone. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

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, following Staff presentation by Planning Associate Danielson, invited comments from the audience.

Mr. Gerald Kemper, 18413 Regina Avenue, presented a petition of neighborhood signatures in objection to the subject Variance -- parking requirements should be maintained in the best interest of the entire street.

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

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for DENIAL of V 77-4. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable, "yes" being for denial.

APPEALS - PLANNING:

- 19. PCR 77-7, THOMAS W. COTTONE. Appeal by the City Manager of Planning Commission approval to allow a roadside produce stand on C-3 zoned property located at the southeast corner of Madrona Avenue and Carson Street. APPROVED BY THE PLANNING COMMISSION.

Mayor Miller announced that this was the time and place for hearing the subject appeal. Staff presentation was provided by Planning Associate Danielson, following which the Mayor invited comments from the audience.

The proponent, Mr. Thomas Cottone, reviewed the status of his current harvest as well as that of his father at the corner of Sepulveda and Maple; acknowledged the use of "outside produce" at the stand; also noted were economic factors and lease requirements.

Council discussion ensued, it being agreed that the "father-son relationship" should be taken into consideration, as well as the short period remaining on the lease and the overall extenuating circumstances. Action taken is reflected below:

MOTION: Councilman Armstrong moved that the proponent be limited to selling produce either from his own property or that of his father's; and that this particular agreement will run for the term of the lease (February 1978) -- it being the further intent to waive Staff conditions #2 and #3. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown, Rossberg, Wilson; Mayor Miller.
- NOES: COUNCILMEMBERS: Geissert (this is not in conformity with the Code; would rather see the Code changed).

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MATTERS NOT OTHERWISE CLASSIFIED:

20. ORDINANCE establishing certain limitations on use of the Torrance Municipal Airport (directed by Council July 26, 1977).

The Council reviewed the contents of the subject ordinance; desired clarification was provided by Director of Transportation Horkay and City Attorney Remelmeyer. It was the ultimate consensus of the Council that further study of this ordinance would be in order.

Comments from the audience were invited by Mayor Miller.

The general manager (name unintelligible) of the Fishermen's Cooperative Association described their activities and the use of "fish spotters". There was further input by Mr. Tony Marinkovich, a "fish spotter" plane pilot who reported the precautions taken to reduce the noise of this operation with its 2:00-3:00 A.M. takeoff schedule and also described their flying patterns and habits. Mr. Marinkovich also volunteered his aircraft and his services for the purpose of Staff tests and studies.

Mr. Lee Dolley, City Attorney, City of Lomita: Would like to review the ordinance and appropriately comment at a later meeting.

Mr. Al Mark, 4222 West 232nd Place: Commented on varying "stop-and-go"/"touch-and-go" terminology, and noted the effective enforcement at Torrance Airport.

Mr. Joe Arcuich: Reported findings of a Louisville, Kentucky study re: noise abatement.

Mr. Lance Hillsinger, 419 Camino de Encanto: Enforcement at the Airport was of concern to him. It was his suggestion that there be licensing of planes that are hangared, tied-down, or rented out of Torrance Airport, and that there be a charge for each decibel over the established noise level, per readings on the City's noise monitoring equipment.

Mr. David Wilson, 23105 Madison: The Airport has presented no problems to Mr. Wilson; he deems it an asset to the City.

Mr. Warren Stuber, 5117 Beran: Reported his unsuccessful attempts to locate security personnel at the Airport, and the need for increased coverage in this respect.

Mrs. Betty Sanders, Torrance Pilots Association: Reiterated the contents of her July 27, 1977 communication, of record, re: night departure curfew and the objections thereto.

Mr. Brian Froman, 142 Paseo de las Conchas: His law firm operates two aircraft at Torrance Airport -- early departures are sometimes necessary, and the references in the proposed ordinance

regarding the curfew and the locked gate would work an undue hardship on their operation -- further study was recommended.

There were no other speakers, and Council action is reflected below:

MOTION: Councilman Brown moved to hold the subject ordinance for four weeks for further study and Staff input -- the ordinance to be brought back in two forms: the current form, and one which will clarify the definition of "touch-and-go" and "touch-and-stop" and which will include a weekend ban on "touch and go's". The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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The hour being 9:45 P.M., the Council recessed, and reconvened as the Redevelopment Agency, returning at 9:46 P.M. A 15-minute recess was ordered by Mayor Miller, with an Executive Session to be held at this time to discuss hours, wages and working conditions, and pending litigation.

The Council returned at 10:05 P.M.

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HEARINGS - OTHER THAN PLANNING:

21. CONTINUED PUBLIC HEARING - TORRANCE MUNICIPAL AIRPORT 1977 MASTER PLAN DRAFT.

Mayor Miller announced that this was the time and place for the Continued Public Hearing on the Airport Master Plan -- the Non-Aeronautical Land Use Element to be considered on this date. Staff presentations were provided by C.E. Assistant Grosse, Administrative Assistant Payne, Director of Transportation Horkay, and Planning Associate Gomez.

Speakers were:

Mr. Dick Kirkrupp, Torrance Area Chamber of Commerce: Recommended that the Airport land be kept open until there is an appropriate use which will make use of the Airport itself. Questioned the wisdom of using the Nike Site for recreational vehicles from the standpoint of liability, etc.

Mr. James R. Matheson, 25908 Matfield Drive: Reviewed legal aspects of Airport land, based on his perusal of Public Law #311, passed by the 81st Congress. City Attorney Remelmeyer responded to Mr. Matheson's comments.

Mrs. Alice Maguire, Riviera Homeowners Association: Commended the recommended storage of recreational vehicles on the Nike Site, but objected to any further construction of T-hangars in the Crenshaw area.

Mrs. Ruth Vogel, president, Torrance League of Women Voters: (Prepared statement of record).

Mr. Roy Young: Expert assistance in the design of the Airport buildings was recommended by Mr. Young.

Mr. Joe Arcuich: Reviewed non-aeronautical ^{land} use revenues at Torrance Airport.

Mr. Ted Stinnis, Torrance Pilots Association: Expansion of the Airport is not desired by this group; they simply want the rundown facilities brought up to standards of other airports. Extended an offer to work with homeowners, Staff, and all other interested parties.

There were no other speakers.

MOTION: Councilman Armstrong moved to approve the Non-aeronautical Land Use Element of the Airport Master Plan, as submitted by the Department of Transportation, with the following exceptions: (1) Set the entire Crenshaw Boulevard frontage to study, as recommended by the Land Management Team; and (2) Concurrence with the Land Management Team's recommendation regarding the Pacific Coast Highway frontage. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to continue the hearing on the Airport Master Plan to the Council meeting of August 16, 1977. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

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HEARINGS - OTHER THAN PLANNING:

22. PUBLIC HEARING ON APPLICATION FOR URBAN MASS TRANSPORTATION OPERATING ASSISTANCE GRANT FOR THE TORRANCE TRANSIT SYSTEM FOR FISCAL YEAR 1976-77.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

That your Honorable Body authorize the Director of Transportation to prepare the final reports required to included in Exhibit L of the application for Operating Assistance under UMTA, Section 5, including all comments oral or written from the public hearing and file the application for Urban Mass Transportation Operating Assistance.

Mayor Miller announced that this was the time and place for the public hearing on the application by the City of Torrance for an Urban Mass Transportation Operating Assistance Grant for the Torrance Transit System.

City Clerk Coil presented Proof of Publication and Affidavit of Mailing.

Staff presentation was provided by Director of Transportation Horkay who noted: "this Operating Grant Application supports the City Council policy of expanding and improving the effectiveness and efficiency of the Torrance Transit System as funds become available from local, State and Federal sources. It helps to pay for the gas, oil and drivers' wages to continue your programs of increased hours of service, increased weekend service and new routes, which have increased our ridership by over 114%. We have also added free service to qualified handicapped persons, in addition to the over 1/4 million free rides to Senior Citizens. The current application is merely a routine application to help defray the costs resulting from such additional services. The Federal Government has approved our previous year's operating grant, and, therefore, makes this subsequent one a procedural matter. As an update, our specifications for the buses capable of handling the severely handicapped with a demand responsive service are in Washington for approval with UMTA, and we are evaluating the optional methods of providing such services."

Mayor Miller then inquired if anyone wished to be heard; there was no response.

Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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

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TRANSPORTATION MATTERS:

23. RESOLUTION re: Group Transport for the seriously handicapped.

RESOLUTION NO. 77-157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE A GRANT APPLICATION WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR FUNDING A DEMONSTRATION PROJECT INVOLVING GROUP TRANSPORT FOR THE SERIOUSLY HANDICAPPED UNDER SB 283

Councilman Wilson moved for the adoption of Resolution No. 77-157, and the motion was seconded by Councilman Armstrong.

It was affirmed by Director of Transportation Horkay that the above application would have not take precedence over the Demand Response System outlined in the UMTA Grant, this being a separate, unrelated matter, in response to concerns voiced by Mrs. Betty Schipira via Councilwoman Geissert.

Roll call vote was unanimously favorable.

REAL PROPERTY:

24. REQUEST FOR PERMISSION TO ENCROACH ON CITY PROPERTY.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That the City Council approve the request of Real Estate Concepts Corporation for permission to remove a slope that is part of the Fire Station #5 site, subject to all conditions required by the Fire Department, the Building and Safety Department, the City Attorney's Office and the City Manager's Office.

It was pointed out by City Attorney Remelmeyer that an Enroachment Agreement with all Staff conditions will be signed before final approval is granted.

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

25. RESOLUTION re: Airport Lease of H.K. Crawford to C.R. Keeney (Acme Aircraft).

RESOLUTION NO. 77-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF AIRPORT LEASE OF H.K. CRAWFORD, STOCKHOLDER IN ACME AIRCRAFT COMPANY, AND P.L. CRAWFORD, HIS WIFE, TO C.R. KEENEY

Councilman Wilson moved for the adoption of Resolution No. 77-158. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

FISCAL MATTERS:

26. RESOLUTION re: Agreement with Central and West Basin Water Replenishment District permitting City to temporarily pump more groundwater than its adjudicated entitlement.

RESOLUTION NO. 77-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY AND THE CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT ALLOWING THE CITY TO TEMPORARILY PUMP MORE GROUND-WATER THAN ITS ADJUDICATED ENTITLEMENT

Councilman Armstrong moved for the adoption of Resolution No. 77-159; his motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

MANPOWER MATTERS:

27. RESOLUTION re: Contract Amendment with Manpower Development and Training Consultants.

RESOLUTION NO. 77-160

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 AMENDMENT DATED AUGUST 8, 1977 BY AND BETWEEN THE CITY OF TORRANCE AND MANPOWER DEVELOPMENT AND TRAINING CONSULTANTS, INC. PROVIDING ADDITIONAL COMPENSATION TO SAID COMPANY

Councilwoman Geissert moved for the adoption of Resolution No. 77-160. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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

RESOLUTION NO. 77-161

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 TRIDAIR INDUSTRIES

Councilwoman Geissert moved for the adoption of Resolution No. 77-161; the motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

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SECOND READING ORDINANCES:

29. ORDINANCE NO. 2774.

ORDINANCE NO. 2774

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART XI OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION FOR THE CITY MANAGER, CITY TREASURER AND EXECUTIVE EMPLOYEES, AND ADDING A NEW PART XI DEALING WITH THE SAME SUBJECT

Councilman Armstrong moved for the adoption of Ordinance No. 2774 at its second and final reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

LICENSING:

30. ORDINANCE re: Dog License Requirements.

ORDINANCE NO. 2775

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 41.3.1 OF THE TORRANCE MUNICIPAL CODE RELATING TO DOG LICENSE REQUIREMENTS

Councilman Wilson moved for the approval of Ordinance No. 2775 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

31. AWARD OF ANNUAL CONTRACTS - Tire Recapping and Repair Services (Ref. Bid B77-37) Annual expenditure: \$39,446.20.

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve of awarding the following annual contracts based on bids submitted by these companies:

1. A contract award of \$8,234.77 to RPS Tire Inc., the low bidder, for recapping of small (8.25 x 20 and smaller) tires.
2. A contract award of \$31,211.43 to Western Bandag Inc., the low bidder, for recapping of large tires and tire repairs.

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

32. WITHDRAWN.

PERSONNEL MATTERS:

33. EXECUTIVE SESSION re: Hours, Wages and Working Conditions.

See below.

ORAL COMMUNICATIONS:

34. Councilman Armstrong requested appropriate recognition for Ms. Renee Atkins and those responsible for the successful campaign in achieving a Torrance mailing address for North Torrance area. The efforts in this regard -- starting some eight years ago -- by Mr. Kay Izuka were likewise noted by Councilman Wilson.

35. Councilwoman Geissert commended reporter Chuck Elliott on his recent front page article in the Daily Breeze regarding Torrance's community gardens.

36. Councilman Wilson reviewed concerns regarding possible negative comments on the redevelopment of Downtown Torrance, and stressed the need to maintain the current enthusiasm of downtown owners and residents.

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ITEM NO. 33 - EXECUTIVE SESSION:

At 11:15 P.M. the Council recessed for an Executive Session.

The Council returned at 11:55 P.M., and took the following action:

ORDINANCE NO. 2776

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW PART XVII TO CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION FOR THE CITY CLERK

It was pointed out by Assistant City Manager that the first paragraph of Section 17.171.1 should state that the City Clerk shall receive a salary of \$2148 per month....that said compensation of \$2148 per month shall cease upon the completion of the term of the current incumbent, returning then to a monthly salary rate of \$1260 per month.

MOTION: Councilman Armstrong moved to approve Ordinance No. 2776, as above modified, at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

--MOTION: Councilman Armstrong moved to authorize the employment of Attorney Glen Watson to represent the City in the

Ogo case trial in Superior Court in September, 1977, for a flat fee of \$12,500, to be appropriated from the General Fund Unappropriated Reserve. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

The meeting was regularly adjourned at 12:00 midnight.

* * * * *

Vernon W. Coil

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

APPROVED:

Ken Miller

Mayor of the City of Torrance