

I N D E X

City Council - November 29, 1977

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ORAL COMMUNICATIONS (Cont.)

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Adjourned at 9:05 P.M.

* * * * *

November 29, 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, November 29, 1977, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Rossberg, Wilson and Mayor Miller. Absent: Councilmembers Brown (vacation) and Geissert (illness).

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

3. FLAG SALUTE:

Captain Mel Hone led in the salute to the flag.

4. INVOCATION:

Reverend Gordon Dalbey, Seaside Community Church, provided the invocation.

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 Councilman Brewster, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

7. COUNCIL COMMITTEES:

Ad Hoc - South Bay County:

Will meet on December 1st at 4:00 P.M.

Charter Review Committee:

Meeting slated for December 5th at 5:30 P.M.

1.

City Council
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Taken by the Council at this time, out of order:

POLICE MATTERS:

17. NEW POLICE FACILITY.

RECOMMENDATIONS OF POLICE, FIRE AND PUBLIC SAFETY COMMITTEE:

1. The schematics of Phase I be approved.
2. That we proceed to Phase II for completion of the Design Development Phase which will fix and describe the size and character of the entire project as to structural, mechanical, electrical systems, and other specifications as may be appropriate to the construction of a Police Facilities Building.
3. That \$140,675 be appropriated from the Police Building Reserve balance of \$315,300 for the completion of Phase II.
4. That the Finance Director's recommendation for financing the proposed Police Facility by means of an 8.7 million dollar Civic Center Authority Revenue Bond Issue and that \$500,000 for future furnishings and equipment be funded from the General Fund Police Building Reserve supplemented by Federal Revenue Sharing Funds be approved.
5. The modifications to the Master Plan as to the site of the proposed Police Facility be approved.
6. The development of the Bond Issue utilize maximum flexibility to take advantage of quicker payback in the event of unexpected revenues that could be so used.
7. That Phase III (working drawings, revised estimates leading to bids) of the project be initiated concurrent with Phase II as much as possible.
8. The proposed Police Facility deal with the parking needs of both Joslyn Center and the Recreation Center as well as traffic flow and access, and that the Park, Recreation and Community Development Committee study completion of Joslyn Center as a separate Capital Improvement Project.

Formal presentations were provided by Captain Bruce Randall, Architect Wendell Mounce and Finance Director Dundore.

MOTION: Councilman Brewster moved to concur with the recommendations of the Police, Fire and Public Safety Committee. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

The Council now returned to its regular agenda order.

BUILDING STRUCTURES AND SIGNS:

8. DOWNTOWN REMODELING.

Withdrawn.

REAL PROPERTY:9. DEDICATION OF LAND BY PACIFIC AMERICAN OIL COMPANY.RECOMMENDATION OF LAND MANAGEMENT TEAM:

Acceptance of the donation of the fee interest of Lot 6, Tract 33001 from Pacific American Oil Company and execution of a Quit-Claim Deed to convey title to the City of Torrance.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the Land Management Team. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

FISCAL MATTERS:10. MAP VENDING MACHINES LICENSE FEE.RECOMMENDATION OF FINANCE DIRECTOR:

That the current annual license fee of \$16.00 per machine be reduced to \$8.00, and that the City Attorney be directed to prepare an ordinance to effect the change.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Finance Director. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilmembers Brown, Geissert absent).

11. FIRST QUARTER REVIEW - 1977-78 Budget.RECOMMENDATION OF FINANCE COMMITTEE:

In light of the favorable first quarter report and that it is too early in the fiscal year to get a more accurate projection of the City's financial status for the whole fiscal year, the Finance Committee concludes and recommends to the City Council that no budget changes should be made at this time.

MOTION: Councilman Brewster moved for the adoption of the Finance Committee's recommendation. The motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

PARK AND RECREATION MATTERS:12. RESOLUTION authorizing agreement with Torrance Area Youth Bands, Inc.RESOLUTION NO. 77-246

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 BY AND BETWEEN
THE CITY OF TORRANCE AND THE TORRANCE AREA
YOUTH BANDS, INC., FOR THE FISCAL YEAR
1977-78

Councilman Wilson moved for the adoption of Resolution No. 77-246. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

- 13. RESOLUTION amending contract for North Torrance Fire Station remodeling.

RESOLUTION NO. 77-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING A CONTRACT WITH WELDON J. FULTON, ARCHITECT, TO PLAN THE REMODELING OF THE OLD NORTH TORRANCE FIRE STATION INTO A COMMUNITY CENTER

Councilman Wilson moved for the adoption of Resolution No. 77-247. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilmembers Brown, Geissert absent).

- 14. AWARD OF CONTRACT - Tennis Courts at Paradise Park (B77-60)

RECOMMENDATION OF CITY ENGINEER/DIRECTOR OF PARK AND RECREATION:

- 1. That the contract be awarded to Pacific Engineering Contractors Corporation and the other bid be rejected; and
- 2. That \$12,000 be appropriated from the Federal Revenue Sharing Contingency Reserve Fund.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Councilmembers Brown, Geissert absent).

PERSONNEL MATTERS:

- 15. ORDINANCE re: Structural Plans Examiner.

ORDINANCE NO. 2794

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.63.2 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE AND SALARY OF STRUCTURAL PLANS EXAMINER

Councilman Wilson moved for the approval of Ordinance No. 2794 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

- 16. MEDICAL STANDARDS FOR POLICE OFFICER.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR:

That your Honorable Body concur in the Civil Service Commission and Staff proposed modifications of the City's Medical Standards re: Police Officer.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Civil Service Administrator. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

POLICE MATTERS:

17. NEW POLICE FACILITY.

Heard earlier in the meeting - See Page 2.

18. RESOLUTION re: South Bay Juvenile Diversion Project.

RESOLUTION NO. 77-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROPRIATING FUNDS FOR THE THIRD YEAR OF THE SOUTH BAY JUVENILE DIVERSION PROJECT GRANT FOR LAW ENFORCEMENT PURPOSES

Councilman Wilson moved for the adoption of Resolution No. 77-248. His motion, seconded by Councilman Armstrong, was unanimously favorable (Absent: Councilmembers Brown, Geissert).

MOTION: Councilman Armstrong moved that an additional appropriation from the General Fund Reserve in the amount of \$1,876.00 be made as requested by the South Bay Juvenile Diversion Project. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

SECOND READING ORDINANCE:

19. ORDINANCE NO. 2793.

ORDINANCE NO. 2793

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE 17 OF CHAPTER 3 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE CHANGING THE SIZE AND COMPOSITION OF THE MANPOWER PLANNING COUNCIL

Councilman Wilson moved for the adoption of Ordinance No. 2793 at its second and final reading. His motion was seconded by Councilman Brewster; roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

PLANNING AND ZONING MATTERS:

20. HISTORIC PRESERVATION PROGRAM INTERN.

RECOMMENDATION OF PLANNING DEPARTMENT:

That Council approve an expenditure from the Planning Department budget not to exceed \$900.00 for matching the SCAG intern funds for one year.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Department. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

21. PCR 77-12, MR. AND MRS. BOB KLINK. Request for modification of an approved Planning Commission Review application to allow the construction of an office building on C-5 zoned property located at the southwest corner of 237th Street and Arlington Avenue. PLANNING STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Department for approval, subject to conditions. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

PLANNING HEARINGS:

22. ZC 77-12, VINCENT GRANT, INC. AND SOUTHLAND PROPERTIES: Request for change of zone from M-1 to R-3 PD on property located at the northwest corner of Washington Street and Plaza Del Amo for the construction of a 62-unit condominium complex. RECOMMENDED FOR APPROVAL 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, inquired if anyone wished to be heard.

Mr. Gustave Schultz, 2819 Apple Street, indicated his desire that the subject site be developed.

The proponent was present to provide any desired clarification.

There being no one else who wished to be heard, Councilman Armstrong moved that the hearing be closed. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for approval of ZC 77-12. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

23. GPA 77-6, VINCENT GRANT, INC. AND SOUTHLAND PROPERTIES. Amendment to the Land Use Element of the General Plan of the City from industrial to residential designation. Property located at the northwest corner of Washington Avenue and Plaza Del Amo. RECOMMENDED FOR APPROVAL 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 hearing, and inquired if anyone wished to be heard. There was no response.

Councilman Wilson moved that the hearing be closed. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilmembers Brown, Geissert absent).

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Commission for approval of GPA 77-6. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmembers Brown, Geissert).

24. EAST VICTOR PRECINCT.

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 hearing, and, following Staff presentation by Planning Technician Progen, invited comments from the audience.

Representing the Planning Commission, Commissioner John Bramhall reported Commission findings which resulted in a 6-1 vote to retain the M-L zoning.

Present to urge retention of industrial zoning for the Victor Precinct area were: Mr. Winkler, president, Guardian Electric Company, 4030 Spencer; Mr. Charles Good (has plans for an industrial building in Plan Check); and Mrs. Inez Van Lingen, Van Lingen Body Shop, 20621 Earl Street.

Favoring residential zoning were: Mr. Dan Butcher, property owner who reiterated financing difficulties for M-L development; Mr. Ralph Commiso, 20550 Earl Street (owner of mobil home park); Mr. Michael Kaske, trustee, Torrance Evangelical Church (presented petition signed by church members); Ms. Judy Hagerson, 3635 Michelle Drive (PTA president, Grace Wright School); Mr. Avery Patterson, 20721 Mansel Avenue; and Mr. Leonard Scott, spokesman for members of First Baptist Church, 4527 Spencer Street.

Proponents of R-TH zoning for their proposed development, Messrs. Robert Kline and James Hennefer reviewed appropriate uses for the subject area, protection of the industrial core, overall land costs, etc.

Mr. Dennis Sewart, 224 Marine Avenue, Manhattan Beach, owner of Racquet Club adjacent to property of proposed development, voiced objections to any type of residential development next to their Club in view of the likely incompatibility, complaints, problems, etc. Mr. Kline returned to state that they would consider the Tennis Club a "nice buffer".

There being no one else present 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 (Councilmembers Brown and Geissert absent).

Council discussion ensued, it ultimately being agreed that this matter should be continued in order that all parties affected by development of this area could meet, with Staff coordination and clarification. It was the suggestion of Councilman Brewster that consideration be given to a possible trade of the Emerald Street church property by proponents and church representatives.

MOTION: Councilman Armstrong moved to continue the subject hearing to January 3, 1978, a 5:30 P.M. meeting. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

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The hour being 8:55 P.M., a 5-minute recess was ordered by Mayor Miller.

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ROUTINE MATTERS:

25. AWARD OF CONTRACT - Design of Bikeway - Sepulveda Blvd.
Expenditure: \$9200.00

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve of the awarding of an Engineering Services Contract to low proposal, JHK and Associates, for the design of the Sepulveda Boulevard bikeway in the amount of \$9200.00

26. REVISED CLASS SPECIFICATION - Sanitation Leader.

RECOMMENDATION OF PERSONNEL DEPARTMENT/CIVIL SERVICE

COMMISSION: That Council adopt the revised class specification for Sanitation Leader.

27. AUTOMATIC DOORS FOR THE HANDICAPPED.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the work and that final (total) payment in the amount of \$10,389 be made to the contractor, Don La Force Associates, Inc., for the subject automatic doors.

This final payment is to be allotted from the Housing and Community Development Fund, Account No. 77552.

MOTION: Councilman Brewster moved to concur with Staff recommendations on agenda items #25, 26 and #27. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmembers Brown, Geissert absent).

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The hour being 9:01 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:02 P.M.

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ORAL COMMUNICATIONS:

28. Mayor Miller announced that the annual Rose Bowl Ball will be held on December 9th at Los Verdes Country Club.

29. Councilman Armstrong requested that a letter of commendation go forward to the West High Warriors and Torrance High Tartars for their fine performance in varsity football this year.

30. The recent Bunka-Sai and the efforts of the Sister City Association were praised by Councilman Armstrong.

31. City Manager Ferraro reported on the RTD endorsement of Councilman Brewster's candidacy for the State Transportation Commission.

32. Mr. Tom Wilson, vice president, Civic Center Authority, commended Staff for their thorough preparation and clear presentation of the plans for the Police Facility (Item #17).

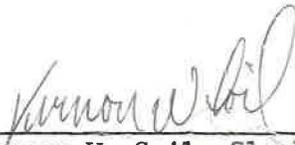
The meeting was regularly adjourned at 9:05 P.M.

Ava Cripe
Minute Secretary

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9.

City Council
November 29, 1977



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

APPROVED:



Ken Miller
Mayor of the City of Torrance

I N D E X

City Council - December 6, 1977

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Adjourned at 8:16 P.M.

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Ava Cripe
Minute Secretary

City Council
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