

I N D E XCity Council - April 25, 1978

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Adjourned at 9:17 P.M.

\* \* \* \* \*

Ava Cripe  
Minute SecretaryCity Council  
April 25, 1978

April 25, 1978

MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, April 25, 1978, at 5:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Mrs. Helen Henry led in the salute to the flag.

4. INVOCATION:

Reverend LeRoy Brandes, Lutheran Church of the Good Shepherd, provided the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate 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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:

Ad Hoc re: Committees:

Will meet on Monday, May 1st at 5:30 P.M.

1.

City Council  
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Transportation Committee:

Will meet on May 15th at 5:00 P.M. re: Airport leases.

PERSONNEL MATTERS:8. REQUEST FOR AN EXECUTIVE SESSION RE: "MEET AND CONFER".

The Council recessed at this time (5:20 P.M.) for an Executive Session re: "Meet and Confer", returning at 7:00 P.M. to resume the meeting.

PRESENTATIONS:9. SOUTH HIGH SCHOOL, 1978 Varsity Soccer Team,  
as CIF 4A Runners-up

WEST HIGH SCHOOL, 1978 Varsity Soccer Team,  
as CIF 4A CHAMPIONS.

Plaques, and congratulations, were extended each team member by Mayor Armstrong and Councilmembers Applegate and Brown.

PROCLAMATIONS:

## 10. "SOLAR WEEK" - April 30-May 3rd - "SUN DAY" - May 3, 1978.

## 11. RESPECT FOR LAW WEEK - May 1-7, 1978.

So proclaimed by Mayor Armstrong.

COMMUNITY AFFAIRS:12. HISTORICAL SOCIETY - Use of Post Avenue Library.

Held to Council meeting of May 2nd.

PARK AND RECREATION MATTERS:13. RESOLUTION re: Hull Sump Property.RESOLUTION NO. 78-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE UNIFIED SCHOOL DISTRICT WHICH PROVIDES FOR THE INSTALLATION OF LANDSCAPING AND IRRIGATION SYSTEMS BY THE DISTRICT ON HULL SUMP PROPERTY, AND DETERMINING THE DISPOSITION OF THOSE ITEMS UPON TERMINATION OF THE SUMP LEASE

Councilman Applegate moved for the adoption of Resolution No. 78-75. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

The hour of 7:30 P.M. advertised for public hearings had not yet arrived; the following items, therefore, were considered out of order:

ORAL COMMUNICATIONS:

25. Councilman Rossberg deemed the Dr. Lloyd Jones Retirement Dinner an "excellent affair".
26. Councilman Wilson noted the request of the Youth Council for a meeting with the Park, Recreation and Community Development Committee -- the date of May 4th at 4:30 P.M. was selected for this purpose.
27. Announced by Mayor Armstrong: "Human Resources Day" on April 27th; the April 28th luncheon of Retired Senior Volunteers at the Y.M.C.A.; the annual Bicycle Rodeo at Victor School on April 29th; and the Armed Forces Day Parade, May 20th.

The Council returned to:

PUBLIC WORKS:

19. WATER MAIN IN BORDER AVENUE.

RECOMMENDATION OF CITY ENGINEER/WATER SYSTEM MANAGER:

1. Reject all February 21, 1978 bids (B78-10);
2. Expand the project to read: "Construct approximately 5,200 lineal feet of 16-inch water main along Border and Van Ness Avenues from Carson Street to proposed Harpers Way";
3. Authorize the Engineering and Water Departments to advertise the project per 2 above for public bidding upon appropriation of total funding.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the City Engineer and Water System Manager. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

20. ORDINANCE NO. 2819.

ORDINANCE NO. 2819

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE 5, CHAPTER 1 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE FOR REPEAL OF R-H ZONE AND MAKING OTHER APPROPRIATE CHANGES TO REFLECT SAID REPEAL

Councilwoman Geissert moved for the adoption of Ordinance No. 2819 at its second and final reading. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

21. REQUEST OF TORRANCE MOUNTED POSSE for use of Civic Center property.

RECOMMENDATION OF CITY MANAGER'S OFFICE:

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 in compliance with the requirements set forth, to the satisfaction of the various departments.

22. ON-THE-JOB TRAINING PROGRAM:

RECOMMENDATION OF MANPOWER PROGRAMS ADMINISTRATOR:

That the On-the-Job Training contract with Cal Stereo, Inc. be extended from 4/1/78 to 9/30/78.

23. REDUCTION OF SUBDIVISION BONDS - Tract No. 31015.

<u>Type</u>	<u>Bond No.</u>	<u>Amount</u>
Performance	SC 708 43 77	\$164,000
Payment	SC 708 43 77-A	82,000
Inspection	SC 708 43 78	5,000

RECOMMENDATION OF CITY ENGINEER:

That the subject bonds be reduced as follows:

Performance	\$16,000
Payment	8,000
Inspection	1,000

24. FINAL TRACT MAP NO. 32816.

Subdivider: Earl Breiner  
 Engineer: E.L. Pearson  
 Location: Between 233rd Street and 232nd Street  
 west of Cabrillo  
 No. of Lots: 6

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 32816 be approved.

MOTION: Councilman Brown moved to concur with Staff recommendations on agenda items #21, 22, 23, and #24. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

The hour of 7:30 P.M. having arrived, the Council now considered:

APPEALS - OTHER THAN PLANNING:

18. APPEAL BY ATTORNEY RALPH SEIFER re: Police Department Alarm Board.

It was the request of Police Chief Nash that this item be continued for one week. Mr. Seifer concurred with the requested continuance.

MOTION: Councilman Brown moved to continue Item #18 to May 2, 1978. The motion was seconded by Councilman Applegate; there were no objections, and it was so ordered.

HEARINGS - PLANNING:

14. ZC 77-13, G.L. SCHULER. Request for a Change of Zone from R-3 to R-3 PD to allow the construction of a 34-unit condominium project on property located at 4558 West 182nd Street. THE PLANNING COMMISSION AND THE PLANNING DEPARTMENT RECOMMEND APPROVAL.

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, and following Staff presentation by Planning Director Shartle and Planning Technician Progen, invited comments from the audience.

Representing the proponent, attorney Don Hitchcock, 21515 Hawthorne Boulevard, reviewed the cooperative efforts of his client, and advised that he was unaware of the application filed with the State Historical Resources Commission re: the El Nido Substation. There is no great historical significance in this building, in the opinion of Mr. Hitchcock, nor are there any potential purchasers of same -- Council approval to proceed with Mr. Schuler's project was requested.

Mr. Dennis Hill, 18414 Grevillea, representing the South Bay Evangelical Free Church, <sup>present property owners,</sup> reaffirmed their interest in purchasing the subject property, utilizing the historical site as a viable area for ministry, should the proponent face insurmountable problems.

Mr. Roy Bingman, 3112 West 182nd Street, representing Unified Baptist Church, stated that they purchased the property in 1971, and there was no interest in the property, historical or otherwise -- the background history of this site was also reviewed by Mr. Bingman. The State Historical Resources Commission application will be protested, according to Mr. Bingman. Approval of ZC 77-13 was requested by him.

On behalf of the Torrance Historical Society, Mrs. Dorothy O'Brien, 2306 West 180th Street, advised that there was no reference in the guidelines for submission of historical site applications regarding notification to property owners and/or prospective buyers; hence this oversight. It is not the desire of the Historical Society to injure anyone economically by pointing out items of historical significance -- hopefully, this building could be preserved but without economic hardship. There is another party interested in the building, per Mrs. O'Brien, (Ms. Anne Zaharias, the owner of "Tommy's Restaurant").

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 Applegate, and roll call vote was unanimously favorable.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Planning Commission and Planning Department for approval of ZC 77-13. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

It was the request of Councilman Applegate that the record reflect the imperative need for alerting future residents of this development about the high activity and noise generated at El Nido Park. Should future problems and complaints develop, it will be the position of Mr. Applegate "you knew it before you did it, and you're the one that's going to be left holding the bag."

Councilwoman Geissert commended the Historical Society for its efforts in this matter -- in her opinion, there is significant historical value in the substation; the timing was unfortunate, and there is a real loss.

Mayor Armstrong joined in commending the Historical Society, and deemed the experience <sup>beneficial</sup> for future use in other areas of Torrance.

Planning Technician Progen advised that an inventory of historical resources is presently being conducted which will serve to coordinate all future efforts.

Items #15 and #16 were considered together.

15. V 78-1, BARRY AND KIRMA R. JUSTICE. Request for approval of a Variance of the off-street parking requirements for a retail food market in the C-5 zone on property located at 23747 Arlington Avenue. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION. RECOMMENDED FOR APPROVAL BY THE PLANNING DEPARTMENT.

16. TT 34121, CHACKSFIELD MERIT HOMES. Appeal of Planning Commission denial of a request for approval of a Tentative Tract Map to create three residential lots in the R-1 zone, one commercial lot in the C-5 zone and one residential parcel in the R-P zone on property located between Alliene and Arlington Avenues approximately 300' south of 237th Street. PLANNING DEPARTMENT RECOMMENDS APPROVAL. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Affidavits of Publication were presented by City Clerk Nelson, and were ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearings, and, following presentation by Planning Director Shartle ~~and Planning Commissioner Alter~~, invited comments from the audience.

Representing the proponents, Mr. Jack Spahn, E.L. Pearson and Associates, noted past Council action changing the zone on the subject property with an existing store; also the line was changed between the commercial property and the R-P zone -- the store, therefore, would come under the non-conforming use law. Further noted was the fact that the store building is not being remodeled or changed in any way; present parking has been sufficient, and neighbors concur that there has been no parking problem.

Council discussion ensued. Mayor Armstrong suggested that the parking lot be joined with the parking for the shopping center to the north, with a common access provided. Also reviewed was the non-conforming use aspect, it being the recommendation of City Attorney Remelmeyer that this matter be held in order that he might make such a determination.

Ultimate action taken by the Council is reflected below.

MOTION: Councilman Applegate moved to hold Items #15 and #16 to May 9, 1978, a 7:00 P.M. meeting, in order that Staff might investigate re: non-conforming use, cross-easements to the property to the north, general upgrading of the center, etc. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

(Further discussion on these items - See Page 8.)

HEARINGS - OTHER THAN PLANNING:

17. APPLICATION FOR PERMIT TO OPERATE TAXICABS - Wilmington Cab Company of California dba United Checker Cab Company.

Mayor Armstrong announced that this was the time and place for the continued public hearing in this matter. Finance Director Dundore noted the financial reports provided the City of Los Angeles by this company, of record, and advised that the City's Senior Auditor had reviewed Wilmington Cab Company's bank reconciliations, fixed assets, cash controls, etc. In the opinion of Mr. Dundore, this company has proper procedures and their financial statement appears to be a proper one; it is recommended that the franchise be granted, subject to the following conditions: That the Wilmington Cab Company provide services throughout the City of Torrance and not automatically constrain themselves to any portion of the City; that they advertise in the classified ads in the telephone book clearly indicating that they are licensed to do business in Torrance; that the license be issued for their entire fleet with a 15 taxicab minimum; and that the proposed rate schedule be approved.

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

MOTION: Councilman Applegate moved to concur with the recommendation of the Finance Director for issuance of the license to Wilmington Cab Company, subject to conditions and findings of record. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

\* \* \* \* \*

Re: Items #15 and #16:

It was the request of Councilman Brown that Staff proceed with some type of an amendment of the ordinance as it pertains to that market and similar projects to deal with the matter of parking - that perhaps some type of latitude could be created within the ordinance to accommodate cases where there are not substantial problems that would vest within the Planning Commission and/or the Planning Director some kind of discretion in this area, short of having to go through the variance procedure. There were no objections, and it was so ordered.

\* \* \* \* \*

The hour being 9:15 P.M., the Council recessed, and reconvened as the Redevelopment Agency, returning to its agenda at 9:17 P.M.

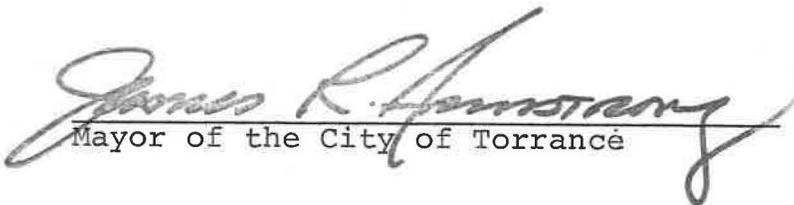
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The meeting was regularly adjourned at 9:17 P.M.

\* \* \* \* \*

  
SHERIE L. NELSON, Clerk of the  
City of Torrance, California

APPROVED:

  
Mayor of the City of Torrance

Ava Cripe  
Minute Secretary

City Council  
April 25, 1978