

I N D E X

City Council - February 19, 1980

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Adjourned at 10:31 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 19, 1980, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Sr. Associate Transportation Engineer Dan Collins led in the salute to the flag.

4. INVOCATION:

Reverend Lloyd Newlin, First Baptist Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

MOTION: Councilman Wilson moved to approve the minutes of January 22, 1980 and January 29, 1980, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

(NOTE: Inadvertently omitted from the minutes of January 29, 1980 - Page 5, Item 20a. AWARD OF CONTRACT - Re: Purchase of a Budgeted Tandem-Axle Tilt-Bed Equipment Trailer. "RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER: That your Honorable Body award a contract to the low bidder, the United Equipment Company, for the purchase of a Zieman #232-T-17K Tandem axle trailer for the bid price of \$5500.34, including tax and delivery.")

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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 Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:8a. PROCLAMATION - Kashiwa Day - February 19, 1980.

So proclaimed by Mayor Armstrong. Guests from Kashiwa were present for this occasion, introductions were made and good wishes were exchanged. The City was gifted with a lovely selection of records from Kashiwa.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. RESOLUTION re: Underground Conduits for Magnavox, Crossing Hawaii Avenue and California Street.RESOLUTION NO. 80-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LICENSE AGREEMENT DATED BETWEEN THE CITY OF TORRANCE AND MAGNAVOX GOVERNMENT AND INDUSTRIAL ELECTRONICS COMPANY PERMITTING THE LATTER TO INSTALL AND MAINTAIN CERTAIN UNDERGROUND CONDUITS FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND TELEPHONIC DATA UNDER AND ACROSS CITY STREETS: NAMELY, HAWAII AVENUE, AND CALIFORNIA STREET

Councilman Brown moved for the adoption of Resolution No. 80-26. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

10b. RESOLUTION re: Assessment Engineering Services for Street Lighting District No. 17.RESOLUTION NO. 80-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING

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THE MAYOR AND CITY CLERK TO EXECUTE
 THAT CERTAIN AGREEMENT BETWEEN THE
 CITY OF TORRANCE AND PATRICK N.
 ROSSETTI FOR PROFESSIONAL SERVICES
 IN CONNECTION WITH STREET LIGHTING
 ASSESSMENT DISTRICT NO. 17 (1980-81)

Councilwoman Geissert moved for the adoption of Resolution No. 80-27. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

10c. VICTOR PRECINCT SUMP ELIMINATION AND PROVISION OF
 50-YEAR FLOOD PROTECTION IN DRAINAGE DISTRICT 5E.

RECOMMENDATION OF ENGINEERING DEPARTMENT:

1. That \$532,500 be appropriated from the Sewer Revolving Fund and loaned to Drainage District 5E for relief storm drain construction.
2. That \$130,000 plus the drainage fees collected from the land within Tentative Tract 35896 be appropriated for relief storm drain construction in Drainage District 5E.
3. That your Honorable Body refer the matter of rezoning of the westerly 24' of the City's property to the Planning Commission for recommendation, and, in the event that rezoning to RTH occurs, authorize negotiations for the sale of the land to the adjacent property owner.
4. That proceeds of land sale be appropriated for relief storm drain construction in Drainage District 5E.
5. That the firm of Rogoway/Borkovetz be retained, for storm drain design services (subject to future approval of a contract therefor).
6. That a deposit of \$12,500 be accepted from Milner Realty Company for 50% of storm drain design services cost with said amount fully refundable in the event the City does not proceed with construction of the relief storm drain.
7. That the remaining sump site be considered on the market for sale and be sold at such time as the proceeds from the sale balance against the cost of remaining storm drain needs plus the cost of filling the excavation, plus the amount owed to the Sewer Revolving Fund.

Councilman Rossberg specifically noted the property referred to in this case consumed many hours in past Council deliberations -- Mr. Rossberg questioned residential use of the area; there should be further input.

Of concern to Councilman Applegate was the Staff recommendation for RTH zoning even though a previous

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Council is on record as retaining that as industrial land; this should have been taken into consideration until the present Council changes it.

There was further Council discussion; desired clarification was provided by Sr. C.E. Associate Bourbonnais

Mr. Bud Plawn, representing Milner Development Company, owners of the property to the west of the Victor Sump, stated that they heartily endorse the proposed plan whether or not the 24' becomes RTH -- in his opinion, the City's best interests would be served by having that 24' added to their property.

MOTION: Councilwoman Geissert moved to concur with the recommendation of the Engineering Department and to direct that steps be taken for proper notification and zoning proceedings. The motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was offered by Councilman Rossberg: To refer to the Planning Commission the possible rezoning stance for the subject area (assuming that we do get rid of the sump eventually) -- and on that basis that notification be given to the whole Victor Precinct area (all industrial + 300'). The substitute motion was seconded by Councilman Applegate

Discussion resumed. The time element was reviewed, along with varied concerns pertaining to residential development, etc.

Roll call vote on the SUBSTITUTE MOTION was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. RESOLUTION re: SCAG-78 Growth Forecast Policy.

RESOLUTION NO. 80-28

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, CONCURRING
WITH THE SCAG-78 GROWTH FORECAST POLICY

Councilman Wilson moved for the adoption of Resolution No. 80-28. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Geissert,
Walker, Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Rossberg (figures are not
substantiated).

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12b. HOUSING ACTION PROGRAM.

RECOMMENDATION OF COMMUNITY PLANNING COMMITTEE:

- 1. That the El Dorado Sump (Site #4) at El Dorado Street and Maple be deleted from the Housing Action Program as submitted previously to HUD.
- 2. That the draft response (Attachment B, of record) to HUD's letter, as prepared by Staff in response to HUD's comments, be forwarded to HUD immediately.
- 3. That the City Council direct the City Attorney to prepare a statement granting tentative site control to interested developers allowing them to respond to the current NOFA's as follows:
 - A. Section 202 NOFA elderly and handicapped housing - Cravens and El Prado (Site #1) and the Crenshaw Sump (Site #5).
 - B. Section 8 NOFA family housing - Crenshaw Sump site (Site #5).

COUNCIL COMMITTEE MINORITY REPORT (COUNCILMAN WALKER):

Since the City's demonstrated need for assisted housing is principally for senior citizens and handicapped, and since the concept of low and moderate income family housing is inappropriate for the City of Torrance, the following recommendations are made:

- 1. That the El Dorado Sump at El Dorado Street and Maple Avenue be deleted from the City's Housing Action Program as recommended in the Committee's majority report.
- 2. That responses two and three in the letter to HUD (Attachment B, of record) be re-drafted or deleted as regards family housing.
- 3. That the City Council direct the City Attorney to prepare a statement granting tentative site control to interested developers allowing them to respond to the current NOFA on Section 202 elderly and handicapped housing for the Cravens Avenue and El Prado site only (Site #1).

Following review of the Committee's findings, Councilwoman Geissert MOVED to accept the Committee's recommendations. The motion was seconded by Councilman Wilson.

Councilman Walker stated his Minority Report, and then offered a SUBSTITUTE MOTION: That the Council approve the Minority Report. The motion was seconded by Councilman Rossberg.

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Mayor Armstrong noted the substantial material at hand on this matter -- correspondence, telephone calls, petitions, etc. -- and then invited comments from the audience.

Speakers were:

Don Reather, 2922 West 227th: Requested that this matter be held in abeyance until the public can be heard at the elections -- further, an Environmental Impact Study should be in the record before any plan is selected.

Charles Hosler, 22311 Marjorie Avenue: Housing, particularly for senior citizens and the handicapped, is badly needed in Torrance -- the HUD issue should be put on the ballot.

(P.O.Box 2448, Huntington Beach)

Robert B. Cummings,/consultant re:housing for the elderly under Section 202, reported the interest of the Knights of Columbus in doing a housing project in Torrance. Mr. Frank Pallucci, San Anselmo, California, elaborated on this interest in Site #1 and reported on the overall activities of this organization in this field of housing. It was the direction of Mayor Armstrong that these gentlemen confer with appropriate Staff representatives in this matter.

Mrs. Peggy Hollander, 22959-B Nadine Circle, representing New Horizons: Support the housing plan, but do not favor incorporation of the 235th and Maple site because of its proximity to the Airport and surrounding industrial area.

Robert Thomas Miller, 2910 El Dorado: Noted lack of communication to residents concerning the El Dorado/Maple site -- hopefully, all other affected residents in the other areas will have an opportunity to be heard. The Council's decision should be based on the input of the community.

Mr. Ed Greene, Madrona Homeowners Association: Presented a petition containing approximately 300 signatures opposing any plan which would place high density housing at the sump site at El Dorado and Maple Streets. It was the request of Mr. Greene that the Council authorize Staff to investigate the potential land uses for this property -- hopefully, a plan and timetable can be established to resolve once and for all what to do with this piece of property.

Ms. Marjorie Moss, 1542 El Prado: There is a need for both family and senior housing -- housing is unaffordable for most young families -- isn't it time Torrance at least made a token effort to meet some of the real needs of less fortunate people?

Ms. Marilyn Russell, 2424 Border Avenue: As a former resident of Inglewood, cited her experiences in that city, with note of its deterioration -- "when you ask HUD to come in with federal funding, you have to bring it in. If you want to ruin beautiful Torrance, let HUD come in and build your houses."

Harrison Scott, 908 Patronella: Opposed to any HUD involvement, based on his observance of a HUD development in Compton.

Ms. Kay White, president, Torrance League of Women Voters: (Prepared statement, of record) Specific sites designated for family housing exclusively, with identification of additional sites by the City to be used for family housing, to be included in the Housing Action Program, are desired by the League. The housing is needed; therefore, the money is needed, per Ms. White. The plan should be amended to include more family housing and thereby insure the receipt of this badly needed help for our housing problem.

Ms. Linda Fay, 22817 Cerise: Favors helping Torrance residents who cannot afford housing -- questioned the types of people who qualify for low cost housing. Clarification was provided by Planning Associate Progen.

Mrs. James Pierson, 5620 Bartlett Drive: Urged that the Council include all three categories, proceed according to the guidelines, and "run a good, clean operation".

Arthur Nelson, 3013 Antonio: Expressed disapproval of Federal Government involvement, and indicated his opposition to the low income aspect of this project -- "once we open up the door, neither me nor my family will be safe in the areas of the low income."

Ms. Fay Cuttyback, 3002 El Dorado: Requested, and received, clarification regarding expectations at the end of the three-year program. Ms. Cuttyback indicated her objections to supporting this program.

Cal Mince, 2901 Onrado: Does not want low cost housing in the City of Torrance, based on his personal professional experience in such projects. Negative aspects were detailed by Mr. Mince, and public vote was recommended by him.

Ms. Ruth Vogel, 114 Via la Soledad; Indicated her support of affordable low income housing in Torrance; recent City tours confirmed this approval -- the need is desperate.

Harvey Day, 3033 Opal Street: It is up to the citizens of Torrance to try to do something to correct the housing problem for the less fortunate who are honest, law abiding Torrance citizens who wish to improve their lot.

Ms. Mary Miller, 3901 Highland Avenue, Manhattan Beach, representing Retired Senior Citizen Volunteer Program, Housing Project: Indicated their deep concern regarding the housing problem -- renters have a right to live in Torrance under the best possible circumstances. This speaker urged that the Council support both family and elderly housing.

Ms. Nancy Bushetti, 2213 West 235th Place: Former Lennox resident where many large changes have occurred -- opposed to a like happening in Torrance. Lack of notification was pointed out by Ms. Bushetti, and notification procedures were reviewed.

Ms. Frances Linty, 923 Fonthill: Maintain City management and control; HUD rules would have to be followed.

Ms. Joyce Freeman, 2910 Onrado: Detailed the struggles of a renter -- let those who would live here work as hard as she is to maintain Torrance residence.

Ms. Joseph Dillingworth: Advised that HUD requirements for project managers are very strict, as are their requirements re: location of project.

Ms. Helen Provine, 905 Patronella: Noted the need for information re: projected maintenance costs, management costs, percentage of gross rents for management purposes, etc.

The last speaker was Ms. Pauline Watson, 22609 Cerise Avenue: Possible problems of discrimination, and resultant litigation, were pointed out by Ms. Watson.

Council discussion followed.

Councilman Applegate reaffirmed his opposition to HUD monies -- "their demands are getting greater; they are for more and more family housing..." In the opinion of Mr. Applegate, it is now time to get out of the program. Strong support for

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senior citizen/handicapped housing was voiced by Mr. Applegate, along with his desire that the public interest be continued, as evidenced by the substantial audience at this meeting.

Councilman Brown reviewed the need to develop an overall housing plan in order to insure the desired senior citizen housing, and indicated his concurrence with the majority report of the Committee.

The established procedures already in effect -- rental assistance, low interest loans for property improvement, upgrading of Downtown Torrance, etc. -- were pointed out by Councilman Wilson. Torrance cannot accomplish desired objectives without this type of assistance -- many controls are offered, and the concerns and fears expressed are blown out of proportion, per Dr. Wilson.

Vigorous support of the Minority Report was indicated by Councilman Rossberg -- he is opposed to kowtowing to HUD -- the priorities should be those of the City of Torrance. Top priority was given senior citizen and handicapped housing by Mr. Rossberg -- these people are on fixed budgets and cannot help themselves.

Councilman Walker reaffirmed his Minority Report -- the important thing is that a vast majority of people in this community do not want low and moderate income family housing in Torrance.

The growing housing crisis in Torrance cannot be ignored, per Councilwoman Geissert, and assistance is needed by way of the subject housing plan.

Mayor Armstrong stated that the housing need is very real and pressing -- the program outlined, built by the private developer to City standards, will benefit this City and meet a need that cannot otherwise be met.

The SUBSTITUTE MOTION for approval of the Minority Report FAILED TO CARRY, with roll call vote as follows:

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

The MAIN MOTION to accept the Committee's recommendations carried, with roll call vote as follows:

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

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The hour being 8:50 P.M., Mayor Armstrong ordered a 10-minute recess.

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16. APPEALS:

- 16a. CUP 79-85, THEODORE C. BUZANIS, M.D. AND GARY F. HATHAWAY, M.D.: Appeal of Planning Commission denial of a Conditional Use Permit to allow the operation of an industrial medical practice in an industrial zone at 20655 South Western Avenue. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL.

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 invited comments from the audience.

The proponent, Dr. Theodore Buzanis, 2812 West 182nd Street, reviewed the concerns of the Planning Commission, and advised the Council that what is proposed is a general practice for the industrial area to serve industrial injuries as needed. Support of the industries in the project has been received, per Dr. Buzanis, mainly because of the distance injured employees must now travel for medical assistance.

It was the opinion of Councilman Rossberg, concurred in by Councilman Walker, that the subject location would be a most appropriate one for a medical complex and should prove of great benefit to the community.

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

MOTION: Councilman Rossberg moved to grant the subject appeal and to approve CUP 79-85, subject to all conditions. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

- 16b. PCR 79-9, ALAN AND PATRICIA BLOCK. Appeal of Planning Commission approval of a Planning Commission Review with conditions which would allow the construction of a professional office building at 1405 Crenshaw Boulevard. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL OF THE APPEAL (I.E. APPROVAL OF THE PROJECT WITH ALL PREVIOUSLY APPROVED CONDITIONS).

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 public hearing re: PCR 79-9.

Councilman Rossberg, who had appealed this request, stated that exactly what was turned down by the Planning Commission had been approved by a previous Planning Commission -- the applicant had an extension but could not go ahead because of illness and the time lapsed, and on his return to the Commission, the project was turned down. Revised plans were approved -- however, in the opinion of Councilman Rossberg, Mr. Block should not be denied going ahead with the original plans.

Mr. Alan Block, 2520 Torrance Boulevard, provided desired clarification regarding this project.

It was the comment of Councilman Walker that this case is a glaring example where common sense tells you to grant the appeal -- were there anything to be achieved by redesigning the building, it might have merit.

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

MOTION: Councilman Walker moved to grant the subject appeal, and to approve PCR 79-9, subject to Staff conditions, deleting condition which requires reduction of the total modified gross floor area. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

Councilwoman Geissert commented that the affirmative vote in this matter should not be construed as a letting up of standards re: required parking spaces on Crenshaw Boulevard.

17. ADMINISTRATIVE MATTERS;

- 17a.
- RESOLUTION
- re: Canvass of Returns for 1980 General Municipal Election.

RESOLUTION NO. 80-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ORDERING THE CANVASS OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON THE 4TH DAY OF MARCH, 1980, TO BE MADE BY THE CITY CLERK OF THE CITY OF TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 80-29. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

Considered together:

- 17b.
- CITY OF TORRANCE REQUEST FOR STREET EASEMENT OVER A PART OF LOS ANGELES COUNTY LAND FOR THE TORRANCE CIVIC CENTER.

RECOMMENDATION OF MAYOR ARMSTRONG:

That the City Council consider the two proposals (per February 15, 1980 communication, of record) and direct Staff to proceed with either one or both of the alternative and prepare the necessary documents to effectuate the land exchange.

- 21.
- ADDENDUM ITEM:

- 21a.
- POLICE BUILDING SITE.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body direct the City Manager to work with the Park and Recreation Department, the Park and Recreation Commission and the Fine Arts Commission in the development of these mitigating measures (per February 19, 1980 communication, of record), and return to your Honorable Body with appropriate recommendations.

Presentations were provided by Chief Assistant to the City Manager Jackson, Mayor Armstrong and City Manager Ferraro regarding the February 11th meeting with Supervisor Burke and County Engineer Koonce on this matter.

Following discussion, formal action taken by the Council is reflected below:

MOTION: Councilman Applegate moved to approve Proposal #1: That in exchange for the street easement the City provide a paved parking lot on vacant County property immediately west of the existing County parking lot north

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of the courthouse building. The County stipulated that this additional parking would be made available for joint use by the City and County. The City agreed that the additional parking area would be desirable to the City and that it would be reasonable to provide said parking area in exchange for the street easement. In addition, the City suggested that as a part of the agreement, the County agree to landscape the parkway area along Maple Avenue adjacent to the existing County parking lot.

The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Rossberg,
Walker, Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Geissert (favors Proposal #2)

Item 21a.

Discussion was directed to possible impacts on Joslyn Center.

MOTION: Councilman Brown moved that Staff be directed to monitor impacts on Joslyn Center, and at a time deemed appropriate by them, report back to Council with a recommendation -- until that time that the Council take no further action on the matter. The motion was seconded by Councilman Applegate.

A SUBSTITUTE MOTION was offered by Councilwoman Geissert: That the Council support the above stated recommendation of the City Manager. The substitute motion died for lack of a second.

The MAIN MOTION CARRIED, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Rossberg,
Walker, Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Geissert (feels the Commissions
should be involved).

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 2950.

ORDINANCE NO. 2950

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 13.11.2
OF THE TORRANCE MUNICIPAL CODE RELATING
TO THE APPOINTMENTS AND TERMS OF OFFICE
OF MEMBERS OF THE TORRANCE PARKING PLACE
COMMISSION

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Councilman Wilson moved for the adoption of Ordinance No. 2950 at its second and final reading. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

18b. ORDINANCE NO. 2951.

ORDINANCE NO. 2951

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 16.2.1 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE APPOINTMENTS AND TERMS OF OFFICE OF MEMBERS OF THE TORRANCE DISASTER COUNCIL

Councilman Wilson moved for the adoption of Ordinance No. 2951 at its second and final reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

19. MATTERS NOT OTHERWISE CLASSIFIED:

19a. REQUEST FOR A TAXICAB RATE INCREASE BY WILMINGTON CAB COMPANY OF CALIFORNIA (dba UNITED CHECKER CAB COMPANY).

RECOMMENDATION OF FINANCE DIRECTOR:

That Wilmington Cab Company of California be given the fare increase requested by their letter dated January 14, 1980 so that they can continue to maintain a profitable operation within the City. The proposed rate is consistent with the rate authorized for the other taxicab company (Fasco Investment, Inc. dba Yellow Cab) operating within the City.

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

20. ROUTINE MATTERS:

20a. AWARD OF ANNUAL FULL MAINTENANCE SERVICE CONTRACT TO SERVE CITY ELEVATORS - Expenditure: \$5,696.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That Council award Full Maintenance Annual Service Contract in the total amount of \$5,696.00 to cover elevator maintenance service needs for the next 12 months to U.S. Elevator Corporation of Pico Rivera, California. This contract reflects a 9% increase over last year's contract.

- 20b. AWARD OF CONTRACT - For Furnishing and Applying Slurry Seal at the Torrance Airport.
Ref. Bid No. B80-09 Expenditure: \$10,250.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body award a contract to Pavement Coating Company for furnishing and applying slurry sealing at the Torrance Airport (Runway #29L) in the total amount of \$10,250.00, including tax.

- 20c. FINAL TRACT NO. 35716.

Subdivider: Garland Corporation
Engineer: Lanco Engineering
Location: West side of Western Avenue -
 North of Proposed 184th Street.
No. of Lots: 2 (Comprised of a 15-unit condominium
 and a 2-story office building)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That Final Tract Map No. 35716 be approved.

- 20d. SANITARY SEWER LATERAL TO SOUTHWEST SKYWAYS AT TORRANCE MUNICIPAL AIRPORT (B79-77) - NOTICE OF COMPLETION.

RECOMMENDATION OF ENGINEERING DEPARTMENT:

That the work be accepted and final payment be made to the contractor, WESTCO CONSTRUCTION.

- 20e. NOTICE OF COMPLETION - Asphalt Overlay of Del Amo Boulevard from Crenshaw Boulevard to Van Ness Avenue (B79-24)

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted on the basis of the as-built quantities and final payment be made to the contractor, VERNON PAVING COMPANY.

- 20f. PARTICIPATION IN "COOPERATIVE PURCHASE" WITH LOS ANGELES COUNTY FOR TRUCK AND AUTOMOTIVE TIRES -
Ref. Los Angeles County Agreements Nos. 41467,
41468 and 41243 - Expenditure: \$19,500.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body approve a contract with the Firestone Tire Company, Los Angeles District, in the amount of \$19,500.00 for the City's annual requirement of tires.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a, 20b, 20c, 20d, 20e and 20f. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

21. ADDENDUM MATTER:

21a. POLICE BUILDING SITE.

See Page 12.

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro advised that a 4" pump was loaned to the City of Rolling Hills this date to assist them in an emergency water problem; further, over the weekend he authorized an emergency purchase of \$10,000 to alleviate storm problems at the Cake sump -- a written report and request for ratification will follow.

22b. Councilman Applegate commented re: City Manager Ferraro's February 14th memo re: the White Front Site and the reference therein "there should be some mechanical or structural means of tying in this site with the existing Del Amo Shopping Center immediately south." It would not be the intention of Mr. Applegate to require, or even indicate to potential developers that they might be required to have such mechanical or structural means in that this property will stand on its own. It was agreed that it should, instead, be indicated that it is the desire of the Council that the two developments be "compatible".

22c. Councilman Applegate expressed his concerns regarding a recent meeting between the City Manager and U.S. Steel representatives, it being his understanding that any such meetings should have been with the Ad Hoc (U.S. Steel) Committee, per instruction of the Council.

Mayor Armstrong deemed this a matter to be discussed in Executive Session.

It was the further direction of the Mayor that a meeting of the Ad Hoc Committee be scheduled.

22d. Councilman Applegate noted the pre-approval activities of Mr. Tony Cottone at Sepulveda and Maple -- what has been constructed is "atrocious", in the opinion of Mr. Applegate. Also noted was Mr. Cottone's past practice of coming in "after the fact" for his permits.

In that Mr. Cottone's request for a Conditional Use Permit will be on a Planning Commission agenda in the near future, it was the request of Mayor Armstrong that Councilman Applegate's concerns be conveyed to the Commission.

22e. Staff assessment of the large number of pot-holes that have emerged as a result of the rain storm was requested by Councilman Brown.

22f. Mayor Armstrong requested an appropriate resolution for the Lions Club "Citizen of the Year", Mrs. Claire Crain.

22g. Mayor Armstrong advised that he had a letter from Mr. Ray Gros, formerly with the Police Department, re: appearing before the Council and pleading his case.

The subject letter was referred to City Attorney Remelmeyer.

22h. Mayor Armstrong requested input from Acting Park and Recreation Director Barnett re: a citizen volunteer program on undeveloped areas in need of maintenance.

22i. Mayor Armstrong requested that Staff examine a variety of methods and programs which might encourage the Oakland Raiders to make Torrance a site for their corporate offices and headquarters.

* * * * *

The hour being 9:58 P.M., the Council recessed and reconvened in Joint Session with the Redevelopment Agency -- an Executive Session followed at 10:00 P.M. The Agency meeting was adjourned at 10:30 P.M., no action being taken.

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City Council action from the Executive Session was as follows:

MOTION: Councilman Applegate moved to concur with the recommendation of the City Attorney: that your Honorable Body authorize and direct the Finance Director to pay the sum of its liability self-insured retention for the year 1977 re: the Wille case. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

* * * * *

The meeting was formally adjourned at 10:31 P.M.

* * * * *

Ava Cripe
Minute Secretary

17.

City Council
February 19, 1980

Sherie L. Nelson

SHERIE L. NELSON, Clerk of the City
of Torrance

James R. Armstrong

Mayor of the City of Torrance