

I N D E XCity Council - February 26, 1980

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Adjourned at 10:55 P.M.

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Ava Cripe
Minute Secretary

ii.

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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 26, 1980, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Brown, Geissert, Rossberg, Walker and Mayor Armstrong. Absent: Councilman Wilson (out of town).

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

3. FLAG SALUTE:

Torrance Y "Trail Blazers" led in the salute to the flag.

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Mayor Armstrong sadly announced the passing of veteran City employee, Don Fulton, on February 23rd -- Don's devoted efforts to the City were acknowledged by the Mayor -- one minute of silence in tribute to Don followed the Invocation, with adjournment of this meeting in his memory, as directed by Mayor Armstrong.

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4. INVOCATION:

The invocation was provided by Reverend Lloyd Newlin, First Baptist Church, followed by the silent tribute to Don Fulton.

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STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

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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 Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

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Introductions were made at this time: Mrs. Gralnick introduced visiting students from Israel, and Mrs. Wright, Torrance High School, presented her Citizenship class students.

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7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION commending Claire Crain upon her selection by the Torrance Lions Club as "Citizen of the Year".

RESOLUTION NO. 80-30

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING MRS. CLAIRE
V. CRAIN UPON HER SELECTION BY THE TORRANCE
LIONS CLUB AS CITIZEN OF THE YEAR

Councilwoman Geissert moved for the adoption of Resolution No. 80-30. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

- 8b. RESOLUTION commending North High School upon the celebration of its Silver Anniversary.

RESOLUTION NO. 80-31

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING NORTH HIGH
SCHOOL UPON THE CELEBRATION OF ITS
SILVER ANNIVERSARY

Councilman Walker moved for the adoption of Resolution No. 80-31. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable (Councilman Wilson absent).

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8c. PRESENTATION BY INDEPENDENT ORDER OF FORESTERS.

A representative of the Independent Order of Foresters presented to the Mayor and Councilmembers patches supporting the fight against Child Abuse -- these were accepted, with appreciation, by the Council.

8d. PROCLAMATION - "Energy Conservation Month" -
March 1-31, 1980

8e. PROCLAMATION - "Torrance Youth Talent Week"

8f. PROCLAMATION - "First Annual TMHMC Blood Donor Campaign"

8g. PROCLAMATION - "Energy Fair Day" - March 5, 1980

8h. COMMISSION INTERVIEWS.

See below.

8i. PROCLAMATION - "CPR Awareness Week"

So proclaimed by Mayor Armstrong.

8h. COMMISSION INTERVIEWS:

Present for interviews were: Richard Kuhns, Joseph Sullivan, Hope Witkowsky, Ms. Theodora Argue, Peggy Garnier, Harvey Horwich, Harry Van Bellehem, Arthur Miller, Bryant Rothfeldt, Robert Church and Frank Wolfe.

Appointments were as follows:

Environmental Quality Commission:

Richard Kuhns
Joseph Sullivan

Fine Arts Commission:

Ms. Theodora Argue
Ms. Peggy Garnier

Park and Recreation Commission:

Harvey Horwich

Traffic Commission:

Arthur Miller

Further action taken by the Council:

Environmental Quality Commission:

Richard Kuhns - 4-year term
Joseph Sullivan - 3-year term.

Fine Arts Commission:

Ms. Theodora Argue - 4-year term
 Ms. Peggy Garnier - 3-year term.

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The hour being 7:45 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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12. PLANNING AND ZONING MATTERS:12a. RESPONSE TO NOTIFICATIONS OF FUND AVAILABILITY (NOFAs) FOR LOW AND MODERATE INCOME HOUSING.RECOMMENDATION OF PLANNING STAFF:

That tentative site control be given to all developers interested in responding to the Section 202 NOFA for elderly/handicapped housing on the Cravens/El Prado site and/or a portion of the Crenshaw sump site.

In addition, Staff recommends that a developer selection process be initiated to enable a selected developer (or developers) to respond to anticipated NOFAs for Section 8 family housing on the Crenshaw sump site.

Staff presentations were made by Planning Director Shartle and Planning Associate Progen.

Mayor Armstrong then invited comments pertaining only to the matter of elderly/handicapped housing.

Mr. Robert Fraser, president, Central Torrance Homeowners Association, expressed unanimous support for the downtown project, such housing being woefully inadequate at the present time.

Speaking at this time, Mr. Jim McDaniel, 2623 West 230th Place, stated that his concerns are directed to both elderly/handicapped housing and low and moderate income housing -- his opposition is directed to the manner in which the funds are being spent, and it is his desire to "stop the whole thing." Councilmembers Applegate, Rossberg and Walker were commended by Mr. McDaniel, it being his opinion that an appalling action has been taken by the majority of the Council. Mr. McDaniel then presented a document prepared by "Concerned Citizens Against Family Housing" (of official record) seeking support to halt the subject plan. Of further concern to Mr. McDaniel is the fact that there have not been Environmental Impact Reports on any of the sites, no soil tests or engineering reports, no rezoning hearings, etc. It was the request of

Mr. McDaniel that this tentative site control measure not be approved until the foregoing procedures have been accomplished, in order that the citizens may know what is happening to their community. Mayor Armstrong responded to these remarks, clarifying the extensive notification efforts and the many avenues followed in an attempt to keep the community informed.

Councilman Walker reaffirmed his strong support for elderly/handicapped housing, built under City control, and then offered the following MOTION: That the Council set a pre-screening at its next meeting for all developers interested in responding to Section 202 NOFAs for elderly and handicapped housing on the Cravens/El Prado site only. The motion was seconded by Councilman Rossberg.

Prior to roll call vote on the motion, Mayor Armstrong invited further comments from the audience.

Mr. Alvin Smithart, 22620 Ocean Avenue, does not care for low income housing and is concerned about possible conversion of senior citizen housing to low income housing; Ms. Shirley Turner, 22321 Juniper, noted problems that can be presented to housing plans by way of inflation; Bill McMullen, 22633 Cerise, expressed opposition to "HUD dictating to us"; Don Reifer, 2922 West 227th Street, recommended that there be advance notice via the newspaper on issues of this nature; Ron Gilbert, 2871 West 226th Street, suggested research re: like developments as related to rent increases; and Robert Cramer, 22718 Benner, stated his opinion that the proposed housing would be available to anyone who qualifies and would not be limited to Torrance residents.

Roll call vote on Councilman Walker's MOTION was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Brown moved that the remaining item on the agenda be held over until the next meeting of the Council. The motion was seconded by Councilwoman Geissert. Following discussion, it was the consensus that the matter should proceed at this time -- Councilman Brown thereupon WITHDREW HIS MOTION.

At this time comments regarding NOFAs for Section 8 family housing on the Crenshaw sump site were invited by Mayor Armstrong.

Speakers were:

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Les Hazen, 2403 Carson, expressed his opposition to low income housing for the reason that it will bring in undesirable people who are not Torrance residents; Robert Stringer, 22610 Maple Avenue, the proposed family housing would have an adverse impact on residential properties in this area; Ms. Johnnie Arceri, 2866 - 230th Street, noted the high value of the homes in the Marble Estates/Palo del Amo area, as well as the area east of Crenshaw -- the proposed housing is highly inappropriate for this location; and Don Reifer, 2922 West 227th, requested clarification re: modification of plan submitted to HUD in order that senior citizen and handicapped needs can be addressed -- City Manager Ferraro provided desired clarification.

In order to place the motion on the floor, Councilman Rossberg MOVED to concur with Staff's recommendation re: Section 8 family housing on the Crenshaw sump site. The motion was seconded by Councilman Applegate, but FAILED TO CARRY, with roll call vote as follows:

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

ABSENT: COUNCILMEMBERS: Wilson

Mayor Armstrong elaborated on the above action: the motion to concur has lost; the matter is not now before the Council -- it will not come before the Council in this form unless the absent Councilmember requests that it be placed on the agenda or unless some member of the prevailing side makes such a request. It was the added comment of the Mayor that unless this issue is revived, "we will never see Unit 1 of elderly/handicapped housing built in this city." Councilman Rossberg stated that it can be done if there is a united fight to tell HUD and the government what is good for Torrance.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. RESOLUTION re: Proposed Outer Continental Shelf
Lease Sale #68.

RESOLUTION NO. 80-32

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA OPPOSING
THE LEASE, SALE, EXPLORATION, OR PRODUC-
TION OF PETROLEUM RESOURCES ON THE OUTER
CONTINENTAL SHELF IN AND IMMEDIATELY
ADJACENT TO THE SANTA MONICA BAY

Councilman Brown moved for the adoption of Resolution No. 80-32. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

14. PERSONNEL MATTERS:

- 14a. Modification of Civil Service rules pertaining to
Reinstatement of Probationers to Eligible Lists.

City Attorney Remelmeyer noted needed modifications regarding guidelines, and requested that this item be referred to him for further review with Civil Service Administrator Ghio and the Civil Service Commission. Councilman Applegate so MOVED; the motion was seconded by Councilman Brown; roll call vote was unanimously favorable (Councilman Wilson absent).

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15. HEARINGS:

- 15a. FIRST PUBLIC HEARING for Citizen Input to 1980-81 Housing and Community Development Block Grant Application for \$1,383,000.

RECOMMENDATION OF STAFF:

1. That consideration be given to expanding the Neighborhood Strategy Area (NSA) to incorporate those areas south of Carson Street meeting NSA criteria;
2. That the City Council, at the meetings of February 26th and March 11th, obtain citizen input into the preparation of the 1980-81 CDBG applications;
3. That Staff be directed to evaluate all proposals submitted and to prepare a response with recommendations to the City Council for the meeting of March 11, 1980; and
4. That the City Council formally approve the Citizen Participation Program (Attachment F, of record) for use in the City.

Mayor Armstrong announced that this was the time and place for the first public hearing in the subject matter, and, following presentations by Planning Associate Progen and Consultant Al Warot, invited comments from the audience.

Ms. Kay White, president, Torrance League of Women Voters, requested Council consideration of a Housing and Community Development Citizen Advisory Committee (written statement of record). Questions posed by Mrs. White will have Staff response at the March 11th meeting.

Mr. Robert Fraser, president, Central Torrance Homeowners Association, reviewed his Association's position, of record, regarding low and moderate income housing for senior citizens. It was the further recommendation of Mr. Fraser that block grant funds be directed to remedial measures for the two structures surrounding the Downtown Torrance Bus Depot. Planning Director Shartle reported on current negotiations to effect rehabilitation loans for the hotel structures.

Mr. Ed Greene, 3205 Onrado Street, pointed out that certain boundary lines in a community can lead to "red-lining" for auto and fire insurance purposes, impact available loan monies as well as the sale of the property -- these considerations should be explored before expanding the NSA.

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

MOTION: Councilman Brown moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

17a. MIDYEAR REVIEW - 1979-80 Budget.

RECOMMENDATION OF FINANCE COMMITTEE:

After hearing the presentations and comments from City Staff and interested citizens, the Committee unanimously approved a motion to support the Staff's Midyear Budget Review recommendations which follow:

1. The following appropriations from the General Fund Reserve for Contingencies:
 - a. \$3,042 for a membership renewal in the National League of Cities.
 - b. \$63,000 to improve the business license data processing system.
 - c. \$400,000 to the Equipment Fund to re-establish the Equipment Replacement Reserve depleted by inflated fuel and other operating costs.
2. The following transfers from the General Fund Reserve for Contingencies:
 - a. \$313,000 to the Self-Insurance Reserve.
 - b. \$375,000 to the Sick Leave Payoff Reserve.
3. Retention of the \$312,684 remaining balance in the Reserve for Contingencies at this time due to the uncertain economy and the possible impact from the June 1980 tax initiative.

Councilman Brown elaborated on the findings of the Committee and then MOVED that the Council concur with the above stated recommendation of the Finance Committee. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

17b. RESOLUTION re: Compensation for Election Aide.

RESOLUTION NO. 80-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH COMPENSATION FOR ELECTION AIDE

Councilman Applegate moved for the adoption of Resolution No. 80-33. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

17c. PRE-BUDGET WORKSHOP.

Scheduling was held, at the request of City Manager Ferraro. There were no objections, and it was so ordered.

19. MATTERS NOT OTHERWISE CLASSIFIED:

19a. RESOLUTION re: Countywide Jurisdictional Entitlements.

RESOLUTION NO. 80-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING AND JOINING OTHER CITIES ON A COUNTYWIDE BASIS IN THE FORMATION OF LEAA ENTITLEMENT JURISDICTIONS

Councilwoman Geissert moved for the adoption of Resolution No. 80-34. Her motion was seconded by Councilman Brown; roll call vote was unanimously favorable (Councilman Wilson absent).

20. ROUTINE MATTERS:

20a. NOTICE OF COMPLETION - Storm Drain in Madrid Avenue and Sonoma Street north of Carson and east of Crenshaw Boulevard (B79-31)

RECOMMENATION OF ENGINEERING DEPARTMENT:

That the work be accepted and final payment be made to the contractor, G.R. Frost, Inc.

20b. EMERGENCY EXPENDITURE - Re: Rental of 10" Pump and 2600 ft. of 12" and 8" Discharge Pipe (including delivery, laying pipe and Hook up)- FLOOD ABATEMENT OF SPENCER SUMP.

Expenditure: \$12,705.07 (Covers use of equipment for 30 days)

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REQUEST OF PURCHASING SUPERVISOR:

In accordance with provisions of the Torrance Municipal Code covering emergency actions taken by Staff to abate a serious growing hazard to Torrance citizens, it is requested that Council approve the emergency expenditure to the C.K. Pump and Dewatering Corporation, in the amount of \$12,705.07, with continued protection required (as of 2/21/80) for coming rainstorms.

- 20c. AWARD OF CONTRACTS FOR FURNISHING MISCELLANEOUS CUSTODIAL SUPPLIES. Ref. Bid #B80-07
Expenditure: \$34,546.77

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve the awarding of six contracts (per Bid Summary Sheet, of record) for custodial goods as follows:

1. To National Sanitary Supply Company in the amount of \$1788.47 for bid items 27, 30,34,35,44 and 47-49.
2. To Foremost Maintenance Supply Company, Inc. in the amount of \$5737.89 for bid items 1,2,5, 31,32,36,38-40,43 and 45.
3. To Champion Chemical Company, Inc. in the amount of \$2388.71 for bid items 21-24.
4. To Vernon Sanitation Supply Company in the amount of \$7233.60 for bid items 3,6-8, 10 and 25.
5. To Economy Supply Company in the amount of \$11,642.83 for bid items 4,9,12-17,19,20,28,33, 37,41,42 and 46.
6. To Marfred Paper Company in the amount of \$5755.27 for bid items 11,18,26 and 29.

- 20d. FINAL PAYMENT FOR REPLACEMENT OF HEATING AND AIR CONDITIONING EQUIPMENT FOR CITY HALL ANNEX BUILDING, 3031 TORRANCE BOULEVARD.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the contract work as being complete and that approval of final payment to Hart Air Conditioning and Heating Service Company, Inc. be made so that a Notice of Completion may be filed with the Los Angeles County Recorder's Office.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a, 20b, 20c and 20d. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

21. ADDENDA ITEMS:21a. FINAL TRACT NO. 36411.

SUBDIVIDER: Peter Pozzuoli
ENGINEER: Denn Engineering
LOCATION: Southeast corner of 171st Street and
 Yukon Avenue
NO. OF LOTS: 1 (22 unit condominium)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:
 That Final Tract Map No. 36411 be approved.

MOTION: Councilman Brown moved to concur with the recommendation of the City Engineer and Planning Director, as above stated. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

21b. AGIN v. CITY OF TIBURON:RECOMMENDATION OF CITY ATTORNEY:

That your Honorable Body approve the contribution of \$250 to the fund of the City of Tiburon for litigation of the above-captioned lawsuit.

MOTION: Councilman Brown moved to concur with the above stated recommendation of the City Attorney. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable (Councilman Wilson absent).

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The hour being 10:18 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 10:19 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro reviewed the problems presented by notification procedures involving a short period of time-- Mayor Armstrong expressed appreciation for this awareness and for Staff's efforts to follow through.

22b. Staff-recommended guidelines re: 202 Housing were reported by City Manager Ferraro, as follows:

Identification of all participants in the non-profit group -- sponsor; developer, builder, architect, management, officers, principals, shareholders, and all other interested parties.

Previous experiences and/or successes in HUD programs.

Previous experience in general housing construction.

Management experiences.

Intensity of development design -- height, density, size of units, parking ratio, the incorporated amenities.

Economic feasibility -- manner of financing, marketing, etc.

Failure rate.

Quality of the project.

Lease vs. ownership of the land.

It was the recommendation of Councilman Brown that there be an additional guideline: Specific management planned for this property. Councilman Rossberg urged that HUD guidelines also be obtained to insure qualification of the participant.

Council approval of the above stated guidelines was expressed.

22c. Councilman Applegate reviewed his long friendship with Don Fulton on the soccer field, along with his City Hall association, and noted the keen loss to be felt by all who shared his friendship -- a sentiment unanimously concurred in by the Council.

22d. Councilman Rossberg extended congratulations to Monte McElroy, newly appointed Environmental Quality Administrator in the Department of Building and Safety.

22e. Staff investigation regarding the use of the U.S. Steel property as a "dumping ground" was requested by Councilman Rossberg. Possible security problems were also noted by Mr. Rossberg. City Manager Ferraro will follow through with property manager.

22f. Mr. Joe Sojka, Palos Verdes Estates, stated that he is interested in purchasing property at 819 Border Avenue, this property having a cloud on the title because of a 1954 Resolution which required that the lot be used as a parking lot for a downtown hotel.

The variance procedure via the Planning Commission was recommended by Planning Director Shartle. Mr. Sojka indicated concurrence with this recommendation.

22g. Councilman Applegate inquired regarding the status of the Cottone strawberry project, particularly the huge fiberglass structure. Planning Director Shartle will review and report back on this matter.

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At 10:40 P.M. the Council recessed for an Executive Session re: pending litigation, and returned at 10:55 P.M. No action was taken.

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At 10:55 P.M. the meeting was formally adjourned -- in memory of Don Fulton -- to Tuesday, March 11, 1980, at 7:00 P.M.

* * * * *



Mayor of the City of Torrance



SHERIE L. NELSON, Clerk of the City of Torrance

Ava Cripe
Minute Secretary

14.

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