

I N D E XCity Council - May 13, 1980

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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, May 13, 1980, at 7:00 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 and Staff representatives.

3. FLAG SALUTE:

Mrs. Pat Uerkwitz led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Ronald Dybvig, Christ the King Lutheran Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Minutes of April 15, 1980:

Item 9A, Page 2 of the Staff recommendation, Line 8 should state \$47,100, instead of \$7,100.

Further, on Page 2, same item, the motion by Councilwoman Geissert should be amended as follows:

Councilwoman Geissert moved to concur with the above stated <sup>Staff</sup> recommendation for alternative 5 with the exception of accepting the original proposal by Midori Gardens, i.e. one supervisor and two workers for \$3831.23 per month or \$45,974.76 per year. Council must then appropriate \$38,312 when adopting the 1980-81 Budget to cover the cost for the remaining life of the contract.

MOTION: Councilman Brown moved to approve the minutes of April 8, 1980, as recorded, and April 15, 1980, as above corrected. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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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 Councilman Brown, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

None.

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Mayor Armstrong paid tribute to retired employees Fire Fighter Jack Delsigne and Deputy Fire Chief Richard Sprout.

\* \* \* \* \*

8. COMMUNITY MATTERS:8a. AYSO CHAMPIONS.

Mayor Armstrong presented Letters of Recognition to the members of Central Torrance's Division 4 Boys All-Star Team for capturing both the 1979-80 AYSO Area F Championship and the Overall Section I AYSO Title.

8b. PROCLAMATION - "National Public Works Week" -  
May 14 through May 24, 1980.

So proclaimed by Mayor Armstrong.

8c. RESOLUTION commending Salvation Army for 100 years of service.RESOLUTION NO. 80-76

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE COMMENDING THE SALVATION  
ARMY UPON THE OCCASION OF THEIR CENTENNIAL  
CELEBRATION

Councilwoman Geissert moved for the adoption of Resolution No. 80-76. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Vacation of Drainage Easement on United States Steel property.

RESOLUTION NO. 80-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A CERTAIN 10-FOOT WIDE DRAINAGE EASEMENT LOCATED WEST OF WESTERN AVENUE AND NORTH OF TORRANCE BOULEVARD IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

Councilman Wilson moved for the adoption of Resolution No. 80-77. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

It was noted by City Engineer Weaver that the resolution should state in SECTION 1 - "...Filed May 13, 1980,"; and, in SECTION 2 - "That the 10th day of June, 1980...."

11. POLICE AND FIRE MATTERS:

- 11a.
- ORDINANCE
- re: Alarm System Permits.

Following discussion on the subject item, Councilman Rossberg MOVED to continue Item 11a. for two weeks to permit further Staff input regarding revenues, costs, etc. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Mr. Ed Greene, 3205 Onrado, expressed his objections to the proposed ordinance -- it was the direction of the Mayor that these objections be presented to Staff in written form for their review and response.

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At 7:40 P.M. the Council recessed and reconvened as the Redevelopment Agency -- this part of their meeting encompassed an Executive Session from 7:41 P.M. to 8:15 P.M. There being further business for the Agency later in the meeting, they recessed at this time (8:15 P.M.) to resume the consideration of matters on the City Council agenda.

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12. PLANNING AND ZONING MATTERS:

12a. REPORT OF CITY ATTORNEY RE: CIVIL RIGHTS LITIGATION ON LOW INCOME HOUSING.

RECOMMENDATION OF CITY ATTORNEY:

In light of the review (per report of record) of the actions of the U.S. Attorney General and the state of the law on the subject of low income housing, it is recommended that your Honorable Body defer placing the proposed charter amendment on the ballot at this time. The matter should be held in abeyance until court decisions have been rendered which clarify the law in favor of cities and significantly diminish the threat of litigation and risk of loss therefrom. It is further recommended that you refer the recently adopted moratorium ordinance to the ad hoc committee (Councilman Applegate, Councilman Brown and the City Attorney) for study.

City Attorney Remelmeyer provided an in-depth presentation regarding his findings in the matter of Civil Rights Litigation on low income housing (written report, of record).

Mayor Armstrong then invited comments from the audience. Speakers were:

Carl Pearlston, 20610 Vacaro: Commended the City Attorney for his thorough study of this matter. In his opinion, the law is against the City and it would be wise to abstain at this time from any action that is going to risk a lawsuit involving the Attorney General, HUD, etc.

Taylor Daigneault, 3838 Carson Street, Suite 100, attorney representing ACT: It is the conclusion of ACT that the City should follow Mr. Remelmeyer's recommendation.

Ms. Kay White, president, League of Women Voters: (Prepared statement, of record) -- Requested affirmation of the policy that the City must adopt goals and policies concerning housing which will be beneficial to all segments of the population, and urged repeal of Ordinance No.2954.

Les Hazen, 2403 Carson: The City Attorney's report indicates that the "cards are pretty well stacked against us".

Ms. Fay Cuttyback, 3002 El Dorado: Expressed appreciation for the very readable, understandable report provided by the City Attorney.

Ms. Mary Link, 2604 West 233rd Street: Questioned current construction at 235th and Maple -- clarification was provided.

Mrs. Pat Uerkwitz, 23136 Anza Avenue: Related her feelings of threat and coercion.

William Bolte, 3455 Emerald Street: Indicated the concern of the California Association for the Physically Handicapped for needed low and moderate income housing for many deserving members of the community -- working mothers, the handicapped, etc. Indicated support for the position of the City Attorney.

Harrison Scott, 908 Patronella: Provided clarification regarding litigation potentials.

Bill Uerkwitz, 23136 Anza Avenue: There really is not much of a choice -- this will prove, beyond all doubt, that the government has gone away from the wishes of the majority of the people.

Council discussion ensued. Councilman Brown deemed the City Attorney's report "eye opening, raising grave questions of Federalism in the United States" -- in the face of all this, to put the matter on the ballot would be unwise.

MOTION: Councilman Brown moved to concur with the above recommendation of the City Attorney and that the entire matter be referred to the Ad Hoc Committee for consideration. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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The hour being 9:25 P.M., a 20-minute recess was ordered by Mayor Armstrong. On its return at 9:45 P.M., the City Council/Redevelopment Agency continued in Joint Session.

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13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:13a. CONSTRUCTION OF POLICE FACILITY.RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That CMC General Contractors of Gardena be selected to construct the new police facility, subject to the sale of bonds and the proper execution of contract documents; and that Alternate #1 be disapproved and Alternate #2 be approved for a total contract amount of \$7,208,500.

At the request of Mayor Armstrong, City Clerk Nelson assigned a number and read title to:

RESOLUTION NO. 80-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE BIDS RECEIVED FOR THE PROPOSED POLICE BUILDING AND RECOMMENDING THE AWARD OF CONTRACT, SUBJECT TO SALE OF BONDS, TO CMC GENERAL CONTRACTOR IN THE AMOUNT OF \$7,208,500.00

MOTION: Councilman Brown moved to concur with the above stated recommendation of the Building and Safety Director, and for the adoption of Resolution No. 80-78. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:14a. INTERIM VISUAL STANDARD FOR ENTRY-LEVEL FIREFIGHTERS.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR/CIVIL SERVICE COMMISSION/FIRE DEPARTMENT: That your Honorable Body adopt the recommended interim visual standard for entry level Firefighters.

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

14b. EXECUTIVE SESSION re: Wages, Hours and Working Conditions.

Held for one week.

15. HEARINGS:

- 15a. CUP 80-2 AND D 80-3, WALDER DEVELOPMENT COMPANY.  
Appeal of a Planning Commission denial of a request for approval of a Conditional Use Permit and a Division of Lot to allow the conversion of a 20-unit apartment building to condominium ownership in the R-3 zone at 3710 West 230th Street. (APPLICANT REQUEST FOR INDEFINITE POSTPONEMENT; STAFF RECOMMENDATION THAT POSTPONEMENT NOT EXCEED 18 MONTHS.)

Mayor Armstrong announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard. There was no response.

MOTION: Councilwoman Geissert moved that the Council grant the requested postponement for a period not to exceed 18 months. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

- 15b. PP 80-7, ALLEN J. BLACKMORE.

See page 8.

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTION re: Grant of Easement to Southern California Edison Company.

RESOLUTION NO. 80-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE SALE OF AN UNDERGROUND UTILITY EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY ACROSS A CITY-OWNED LOT IN THE VICINITY OF 235TH STREET, IMMEDIATELY SOUTH OF THE NEW HORIZONS DEVELOPMENT

Councilman Wilson moved for the adoption of Resolution No. 80-79. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 17b. AUTHORIZATION TO PURCHASE LAND ADJACENT TO THE CIVIC CENTER COMPLEX.

See page 9.

20. ROUTINE MATTERS:

- 20a. AUTHORITY TO PARTICIPATE WITH COUNTY OF ORANGE IN COOPERATIVE PURCHASE OF FIREFIGHTER'S TURNOUT CLOTHING.  
Expenditure: \$7645.14.

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:

That your Honorable Body award a contract for Fire-fighter's turnout clothing to the San Diego Fire Equipment Company, Inc. in the total amount of \$7645.14, including tax.

MOTION: Councilman Applegate moved to concur with the Staff recommendation on Item 20a. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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Deliberations were now directed to Redevelopment Agency business -- presentation re: Village Green project -- the hour was 9:50 P.M. The Council agenda was resumed at 10:10 P.M.

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15. HEARINGS (Cont.):

- 15b. PP 80-7, ALLEN J. BLACKMORE. Appeal of a Planning Commission condition of approval of a Precise Plan of Development to allow the construction of four industrial buildings on M-2 property on the east side of Higgins Court 200 feet south of 208th Street.

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

The proponent, Mr. Allen Blackmore, was present to request deletion of Condition No. 2 - "That there shall be no direct vehicular access to Western Avenue." A great deal of traffic is not anticipated, per Mr. Blackmore, and access to Western Avenue is feasible and necessary for his project.

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.

At the request of Councilman Brown, Staff concerns were reviewed by Associate Transportation Engineer Glass.

MOTION: Councilman Applegate moved to DENY THE APPEAL. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable, "yes" being for denial.

17. ADMINISTRATIVE MATTERS (Cont.):
- 17b. AUTHORIZATION TO PURCHASE LAND ADJACENT TO THE CIVIC CENTER COMPLEX.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION AND LAND MANAGEMENT TEAM:

1. Approval of the appraisal report.
2. Authorization to submit the appraisal report to UMTA and to continue the application process for funding of 3.5 acres as previously authorized.
3. Refer to the Council Community Planning and Design Committee for further study the desirability of acquiring 3.5 acres vs. the entire 6.72 acre site.

Staff presentation was provided by Director of Transportation Horkay, with added input by Assistant to the City Manager Payne.

MOTION: Councilman Brown moved to concur with the above stated recommendation, noting that Item 1, approval of the appraisal report applies to the UMTA portion. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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At this point in the meeting (10:45 P.M.) the Council/Agency in joint session recessed for an Executive Session. On their return at 11:05 P.M., the Council took the following action:

MOTION: Councilman Brown moved that the City Manager be directed to obligate the City of Torrance to expend 1979-80 Community Development Block Grant monies for engineering services as follows:

In an amount of \$8,500 to design and carry out engineering services for project #80804 - storm drains with Mohl Perry and Associates.

In an amount of \$20,840 to design and carry out engineering services for project #80802 - water mains in Arlington from Carson to Sartori, Marcellina from Arlington to Sartori, Cabrillo from Carson to Sartori with Berryman and Stephenson.

These engineers have been selected from the City Engineer's Recommended List of Consulting Engineers.

The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that the City Council obligate \$377,640 from project #80802/#80804/#80803 of the 1979-80 Community Development Block Grant for a contract between the City of Torrance and the Redevelopment Agency of the City of Torrance to construct or have constructed the following 1979-80 CDBG projects:

Water Mains -  
 Arlington Avenue (Carson to Van Ness)  
 Marcellina Avenue (Arlington to Sartori)  
 Cabrillo (Carson to Sartori)  
 Project #5

Storm Drains as shown as project #4  
 Street Improvements as shown as project #3.

The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

RESOLUTION NO. 80-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FOR PAYMENT OF \$138,460 TO THE TORRANCE REDEVELOPMENT AGENCY FOR ADMINISTRATIVE SERVICES RELATED TO THE CITY'S HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

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

RESOLUTION NO. 80-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT IT IS IN THE PUBLIC INTEREST TO ACQUIRE CERTAIN REAL PROPERTY FOR SENIOR CITIZEN HOUSING FOR INCLUSION IN THE CITY'S HOUSING ACTION PLAN AND AUTHORIZING THE ACQUISITION OF SAID PROPERTY AT 1401 CRAVENS AVENUE

Councilman Brown moved for the adoption of Resolution No. 80-81. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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RESOLUTION NO. 80-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT IT IS IN THE PUBLIC INTEREST TO ACQUIRE CERTAIN REAL PROPERTY FOR SENIOR CITIZEN HOUSING FOR INCLUSION IN THE CITY'S HOUSING ACTION PLAN AND AUTHORIZING THE ACQUISITION OF SAID PROPERTY AT 1407, 1409 AND 1411 CRAVENS AVENUE

Councilman Wilson moved for the adoption of Resolution No. 80-82. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that the Council authorize payment of the judgment in the Karpinecz vs. City of Torrance case - in addition to the costs as approved by the court in accordance with the settlement, as recommended by the City Attorney. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro commended the Council for the courtesy and dedication to the City displayed in its consideration of Item 12a. re: Low Income Housing this date.

22b. Councilman Applegate expressed appreciation to City Attorney Remelmeyer for his outstanding report on the Low Income Housing matter -- the Council concurred in this praise.

22c. Councilman Rossberg reported his understanding that the School Board will be requesting R-1 zoning on the Hillside School property, dropping the RTH, and directed that the matter of the EIR be returned to the Council, with appropriate notification to interested parties, in the interest of saving time.

22d. Mayor Armstrong reported on his recent meeting re: the off-shore oil question, with note of needed representation for a meeting on May 15th in Governor Brown's office on the subject of off-shore oil drilling as well.

22e. Councilman Applegate expressed appreciation to Mayor Armstrong for his strong leadership and expert guidance through the recent difficult, controversial matters of business faced by the Council.

The meeting was regularly adjourned at 11:20 P.M.

Ava Cripe  
Minute Secretary

11.

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Mayor of the City of Torrance

  
City Clerk of the City of Torrance