

I N D E XCity Council - June 10, 1980

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Adjourned at 11:40 P.M.

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Ava Cripe
Minute Secretary

ii.

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June 10, 1980

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, June 10, 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.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Sr. Administrative Assistant Rob Clark led in the salute to the flag.

4. INVOCATION:

Provided by Rabbi Eli Hecht, Chabad of South Bay.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of April 29, 1980 and May 6, 1980, as recorded. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

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 (Councilman Wilson absent).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

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8. COMMUNITY MATTERS:

- 8a.
- RESOLUTION
- commending Merle F. Sloan for his faithful service to the community.

RESOLUTION NO. 80-98

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING MERLE F.
SLOAN FOR HIS FAITHFUL SERVICE TO THE
COMMUNITY

Councilwoman Geissert moved for the adoption of Resolution No. 80-98. Her motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilman Wilson absent).

- 8b.
- RESOLUTION
- expressing Appreciation and Commending the Family of Don Fulton for their Contribution to the Paramedic Program.

RESOLUTION NO. 80-99

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE RECOGNIZING THE FAMILY
OF DON FULTON FOR THEIR CONTRIBUTION TO
PUBLIC SAFETY

Councilman Brown moved for the adoption of Resolution No. 80-99. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilman Wilson absent).

- 8c.
- RECOGNITION OF SOUTH HIGH CHAMPIONSHIP VARSITY BASEBALL TEAM.

Letters of Appreciation were presented members of the South High Spartans Varsity Baseball Team for capturing the Ocean League Title and their first CIF Baseball Championship by Mayor Armstrong, with the assistance of Councilmembers Applegate, Brown and Geissert.

- 8d.
- PRESENTATION TO MARILYN VAN OPPEN.

A permaplaque expressing appreciation for her dedicated service was presented Mrs. Marilyn van Oppen, retiring Civil Service Commissioner, by Mayor Armstrong.

- 8e.
- INTERVIEWS TO FILL VACANCY ON CIVIL SERVICE COMMISSION.

Present, to make formal application for appointment to the Civil Service Commission, were: Ann Barfield, Ursel Nolte, Ross Segroves and Anthony Thele.

A tie vote between Messrs. Nolte and Thele resulted, and it was the direction of the Council that this appointment be held in abeyance until a full Council is present.

8f. PRESENTATION OF DONATION BY TANDY CORPORATION/RADIO SHACK FOR USE BY TORRANCE POLICE DEPARTMENT COMMUNITY RELATIONS/CRIME PREVENTION DETAIL.

RECOMMENDATION OF CHIEF OF POLICE:

That the \$1,500 donation of the Tandy Corporation/Radio Shack be officially accepted and utilized as specified by donor.

MOTION: Councilman Brown moved to concur with the recommendation of the Chief of Police. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote (Councilman Wilson absent).

Appropriate recognition for this gift was requested by Mayor Armstrong.

8g. PROCLAMATION - Pilot Club of Torrance - Silver Anniversary - June 10, 1980.

So proclaimed by Mayor Armstrong.

8h. PRESENTATIONS to students competing with Republic of China Track and Field Association.

Presentations were made to Louise Romo, North High School and to Kati Peterson, West High School by Mayor Armstrong in recognition of their invitation by the Southern California Amateur Athletic Association to compete with the Republic of China Track and Field Association.

8i. PROCLAMATION - "Honor America" - Flag Day through Independence Day.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. DONATION TO LIBRARY TRAINEE PROGRAM FROM FRIENDS OF THE TORRANCE LIBRARY.

RECOMMENDATION OF LIBRARY DEPARTMENT:

That the fellowship fund be accepted. The \$4,000 will be deposited with the Finance Department and costs pertaining to this program shall be paid from this fund.

Presentation was made by Mr. Bob Denny, with grateful acceptance by Mayor Armstrong.

MOTION: Councilwoman Geissert moved to concur with the recommendation of the Library Department. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

9b. REVISION OF INCOME LEVEL FOR UTILITY USERS TAX EXEMPTION.

RECOMMENDATION OF SENIOR CITIZENS COUNCIL:

That the City Council change the present Ordinance No. 2672, Code Section 225.1617 to show an increase from \$7,500 to \$10,000 annual income maximum to qualify for the Utility Users Tax Exemption and other allied benefits for Torrance senior citizen residents of 65 or older.

It is also recommended that all persons who qualify for the Utility Tax Exemption would also be exempted from the additional \$1.14 rubbish collection fee to go into effect in January 1981.

CITY MANAGER'S NOTE:

Your Honorable Body may want to refer this item to the budget workshop for further public input and analysis in conjunction with the budgetary process.

Present on this matter, to urge favorable consideration, were Messrs. Lawrence Gittschier and Leo Coleman, representing the Senior Citizens Council.

It was the suggestion of Councilman Brown that such an exemption should also apply to any head of household in the \$10,000 annual income maximum, without respect to age.

Mayor Armstrong directed that this matter be referred to the City Manager, with note of Mr. Brown's suggestion to evaluate the possibility of expanding the principle.

9c. RESOLUTION re: Application for Land and Water Conservation Fund Grant for Wilson Park Phase III.

RESOLUTION NO. 80-100

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE APPLICA-
TION FOR LAND AND WATER CONSERVATION
FUNDS FOR CHARLES H. WILSON PARK
DEVELOPMENT - PHASE III

Councilwoman Geissert moved for the adoption of Resolution No. 80-100. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESOLUTION re: Agreements with Property Owners - Madrona Avenue south of Torrance Boulevard.

RESOLUTION NO. 80-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN AGREEMENTS BY AND BETWEEN THE CITY OF TORRANCE AND: ELIZABETH M. AND JOHN P. DOLIN, DATED APRIL 18, 1980; HAROLD AND FRANCES SANDERS, DATED MAY 7, 1980; THE TORRANCE UNIFIED SCHOOL DISTRICT, DATED MAY 19, 1980; ROBERT PARKER, DATED MAY 21, 1980; MARTA AND DONALD L. KING, DATED JUNE 10, 1980

Councilwoman Geissert moved for the adoption of Resolution No. 80-101. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

Mr. Ed Greene urged expeditious handling of this project in view of present hazardous traffic conditions represented by the cross-hatched areas.

- 10b. NOTICE OF COMPLETION - Improvement of Madrona Avenue - Phase I (West Side from Torrance Boulevard to Carson Street).

RECOMMENDATION OF ENGINEERING DEPARTMENT:

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

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

10c. RESOLUTION re: Proposed Vacation of a Portion of the Alley between Crenshaw Boulevard and Elgar Avenue.

RESOLUTION NO. 80-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF AN ALLEY NORTH OF 168TH STREET BETWEEN CRENSHAW BOULEVARD AND ELGAR AVENUE IN THE CITY OF TORRANCE

Councilman Brown moved for the adoption of Resolution No. 80-102. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

10d. APPROVAL OF PARCEL MAP NO. 12694.

Owner: Dunn Properties
 Engineer: Seaboard Engineering
 Location: Kashiwa, Fujita and Early Extension
 No. of Lots: 38

RECOMMENDATION OF CITY ENGINEER:

That the City Council approve Parcel Map No. 12694 and accept the bikeway, street and public utility easements dedicated thereof.

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

* * * * *

At 7:45 P.M. the Council recessed for an Executive Session. On its return at 8:00 P.M. the following action was taken:

MOTION: Councilman Brown moved to direct the City Attorney to represent the City in filing an Amicus Curiae brief in the case involving the City of Chula Vista. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

Councilman Brown noted the relationship of the above action to Item 12a immediately following on this agenda, in that this case involves the jurisdiction of the Coastal Commission.

* * * * *

12. PLANNING AND ZONING MATTERS:12a. LOCAL COASTAL PROGRAM PROCESSING.

MOTION: Councilwoman Geissert moved to refer the matter of processing the Local Coastal Plan to the City Attorney's office so that he may further research the matter. The motion was seconded by Councilman Applegate; roll call vote was unanimously favorable (Councilman Wilson absent).

14. PERSONNEL MATTERS:14a. EXECUTIVE SESSION re: Wages, Hours and Working Conditions.

See Page 19.

15. HEARINGS:15a. PROPOSED AMENDMENT TO UNDERGROUND UTILITY DISTRICT NO. 10.

Affidavit of Mailing was presented by City Clerk Nelson, and it was ordered filed, there being no objections.

Mayor Armstrong announced that this was the time and place for the subject public hearing, ascertained that there had been no written responses, and then inquired if anyone wished to be heard.

It was the consensus of the Council that all alternatives should be exhausted in the interest of achieving this undergrounding, and a two-week continuance was recommended. Mr. Ted Porter, Southern California Edison Company, outlined the economic factors of the project, and indicated that the recommended continuance would present no problem.

MOTION: Councilman Rossberg moved to continue the subject hearing for two weeks. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

15b. RESOLUTION vacating 10-ft. wide Drainage Easement located west of Western Avenue and north of Torrance Boulevard.

Affidavit of Publishing and Posting 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 hearing on Resolution of Intention No. 80-77 ordering the vacation of a certain 10-foot wide drainage easement west of Western Avenue and north of Torrance Boulevard on United States Steel property, and inquired if anyone wished to be heard. There was no response.

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

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

RESOLUTION NO. 80-103

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE VACATION
OF A CERTAIN 10-FOOT WIDE DRAINAGE
EASEMENT LOCATED WEST OF WESTERN AVENUE
AND NORTH OF TORRANCE BOULEVARD IN THE
CITY OF TORRANCE

Councilman Rossberg moved for adoption of Resolution No. 80-103. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

- 15c. EA 79-54, TORRANCE UNIFIED SCHOOL DISTRICT.
Reconsideration of a previous action to require the preparation of an Environmental Impact Report on a requested zone change from P-U to RTH or R-1 on property known as Hillside School at 25660 Crenshaw Boulevard, ZC 79-22.

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 Councilman Rossberg who initiated this reconsideration. Mr. Rossberg recalled his previous action in this matter which supported the preparation of an Environmental Impact Report prior to sale, primarily for the reason that the zoning was unresolved between application for R-1 or RTH. It was indicated by Mr. Rossberg at that time that if the School Board would change their view, applying for only R-1 zoning, there could be reconsideration. It was the opinion of

Councilman Rossberg that with R-1 zoning now proposed the School Board ought to be allowed to go ahead and sell the property and that the developer of the land then should provide the EIR.

Noted was the supplemental material from the Department of Building and Safety requesting that the Torrance Unified School District (1) Repair the hillside slope before the 1980-81 winter season; and (2) Notify prospective buyers that a hillside slippage and erosion problem exists on the property if repairs cannot be done this year.

Dr. Walter Buettgenbach, Torrance Unified School District, acknowledged the above noted hillside problem, and noted the School District's long standing efforts to alleviate same -- tests will have to be made, etc.

Also representing the Torrance Unified School District was Dr. Paul Mackey who noted past concerns regarding RTH zoning -- the School Board is most anxious to sell this property, for reasons of record, hence the request for R-1 zoning; now a new issue has been introduced -- the hillside slope. The supplementary material presented this date, per Dr. Mackey, contains an "Agreement" with stipulations not concurred in by the School District. City responsibilities in this matter re: drainage and grading requirements were also pointed out by Dr. Mackey.

The following speakers elaborated on the slope problems, traffic congestions, etc. and urged that the EIR be required at this time, prior to a zone change: John Deere, 2560 Brian; Herman Wilson, 2614 Brian; Jerry Lukker, 26310 Delos Drive; Lee Grant, 2521 Nearcliff; Dave Lewis, 2517 Nearcliff; Ms. Mary Valerie, 26010 Calmhill Drive; and Doug Owens, Nearcliff resident.

Mr. Richard Hauser, attorney representing Coast Christian School, stated that R-1 zoning would result in an increased population density and a reduction in recreational and park facilities, and the Council should have the benefit of an Environmental Impact Report at the time that it considers the zone change.

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

Council discussion ensued. Mayor Armstrong discussed the issues presented, noting that the only matter before the Council was whether the Council would approve a Negative Declaration in view of the revised zoning request.

The following action resulted:

MOTION: Councilman Rossberg moved to rescind earlier Council action and to approve a Negative Declaration, subject to a soils report being provided prior to the rainy season and that there be joint City/School District cooperation in the interim to allay the dangers before the rainy season. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Brown moved that an Environmental Impact Report in connection with any residential development of the Hillside School site be required at the stage of processing a Tentative Tract Map. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

* * * * *

The hour being 9:15 P.M., a 15-minute recess was ordered by Mayor Armstrong.

* * * * *

15d. ZC 80-2, CHRISTIAN D. STEFFERUD. Request for approval of a Change of Zone from R-1 to C-3 on property located at 3706 Sepulveda Boulevard.

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 Acting Planning Associate Woodward, invited comments from the audience.

The proponent, Chris Stefferud, indicated concurrence with L-P zoning, as recommended by the Planning Staff.

Mr. Jerry Galuhn, representing the present owners of the property, noted the interest of potential purchasers in obtaining the property for commercial or professional uses, with no interest evidenced in residential property. Favorable action on the requested zone change was urged by Mr. Galuhn.

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

MOTION: Councilman Walker moved to concur with the Staff recommendation for L-P zoning on the subject property. His motion was seconded by Councilwoman Geissert.

It was the comment of Councilman Applegate that the entire area at this location is a residential pocket and L-P zoning would be an intrusion on that area, and offered a SUBSTITUTE MOTION: To concur with the recommendation of the Planning Commission for DENIAL of the change of zone. The motion was seconded by Councilman Brown, but FAILED TO CARRY, with tie vote as follows:

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

The MAIN MOTION, to concur with the Planning Staff, likewise FAILED TO CARRY, with roll call vote as follows:

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

MOTION: Councilman Brown moved to reopen the public hearing. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilman Brown moved to continue the public hearing on ZC 80-2 to June 24, 1980, at 7:30 P.M. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

15e. CUP 80-21, ASTERNETICS AND ASSOCIATES, INC. Appeal of a Planning Commission denial to allow interior and exterior remodeling of an industrial warehouse and commercial office building in the Redevelopment District of Downtown Torrance in the M-1 zone at 1609 Border Avenue. DENIED BY THE PLANNING COMMISSION (tie vote); PLANNING DEPARTMENT RECOMMENDS 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 public hearing on CUP 80-21.

Councilman Applegate stated that his reason for appealing this matter was based on the current "limbo" state in the Downtown area and the substantial concerns regarding parking in this area. Mr. Applegate indicated concurrence with the Staff recommendation, noting the proponent's need to relocate and the proponent's understanding of the above cited factors regarding the Downtown area.

Planning Director Shartle also reviewed the "state of flux" of the Downtown area, studies currently underway, etc. -- it was the recommendation of Mr. Shartle that in the event of Council approval that there be an added condition: "That the lessor/lessee enter into an owner-participation agreement to rehabilitate the premises in accordance with the adopted plan and standards for the area."

Representing the proponent, Attorney Tim O'Connor stated this low density business likely will decrease parking problems, and noted that were remodeling and improvement of the building not contemplated and the building used as is, there would be no conditional use permit requirement. Concurrence with all conditions, including the above condition offered by Planning Director Shartle, was indicated by Mr. O'Connor.

Ms. June Roth, owner of adjacent property at 1601-1603 Border Avenue, stated she was delighted to see someone come in and fix up this building, but she cannot accept six offices without parking. Ms. Roth then described present problems involving parking, debris, etc.

Mr. Bob Edmonds, real estate agent for the subject property, noted that the current study should address the parking problems, this being a major consideration of the ultimate development, affecting all properties in the area. Mayor ARMstrong outlined the overall considerations to be addressed in the Downtown study.

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

Discussion ensued; Council action is reflected below.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Planning Department for approval of CUP 80-21. His motion was seconded by Councilman Walker.

At this point in the meeting, following review of the owner-participant agreement arrangement, Mr. O'Connor stipulated that he shares the City's concerns regarding Downtown parking and would work positively and affirmatively to participate in resolving those parking concerns if the Council goes forward in this matter -- further, per Mr. O'Connor, he will execute a contract to that effect, if desired.

An added condition was recommended by Councilman Brown: "That approval of the CUP be conditioned upon entering into a parking agreement with the adjoining owner, in a form acceptable to the City Attorney -- further, that there be maintenance of that agreement such that if the parking arrangement is terminated the matter shall be brought back to Council for consideration of the on-going liability of the CUP, as with any other conditions of the CUP."

A SUBSTITUTE MOTION was offered by Councilman Brown: To concur with the recommendation of the Planning Department for approval of CUP 80-21, with the above stated added condition, as well as the condition suggested by Planning Director Shartle - "That the lessor/lessee enter into an owner-participation agreement to rehabilitate the premises in accordance with the adopted plan and standards for the area." The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

* * * * *

17. ADMINISTRATIVE MATTERS:

- 17a.
- RESOLUTION
- re: Selling Price of State-owned Interests in Torrance Beach to the County of Los Angeles.

RESOLUTION NO. 80-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE SELLING PRICE PROVIDED IN THAT CERTAIN AGREEMENT BETWEEN THE LOS ANGELES COUNTY BOARD OF SUPERVISORS AND THE STATE CONTROLLER OF THE STATE OF CALIFORNIA FOR PURCHASE OF TAX-DEEDED PROPERTY

Councilwoman Geissert moved for the adoption of Resolution No. 80-104. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

17b. POLICE FACILITIES BUILDING BONDS.

Mr. John Fitzgerald, Merrill Lynch, was present to answer specific questions pertaining to his role as consultant to the City relative to the bonds (his company subsequently being purchased by Merrill Lynch) and the request of Merrill Lynch to bid on the subject bonds.

Questions posed by Finance Director Dundore and Mr. Fitzgerald's responses are recorded below.

Mr. Dundore:

"Your contract with the City as a Consultant calls for you to create investor interest in the bond issue so we have a strong competitive bid. If your firm, Merrill Lynch, bids on the bonds it might profit if the marketing was handled in a manner that attracted few bids. This raises a question as to whether there was a possible conflict between your role as a consultant for the City and as also a bidder.

"Q. Does your firm bid on most of the issues where you also serve as a consultant. Does the question of conflict or ethics ever arise?

"A. In most cases we normally do bid on bonds that we are also financial advisers. It's not a condition of being financial adviser.The Securities Exchange Commission has set up the Municipal Securities Rulemaking Board and their subsequent Rule 323 which addresses this issue by stating that in a competitive bid situation the financial adviser can bid on the bonds and there is not an inherent conflict. Subsequent to that rule, the

California State Legislature last year passed a law which also addressed this which also upheld that in a competitive bid situation the financial adviser, if the issuing body so elected, could bid on the bonds. Merrill Lynch is one of the largest bidders of municipal securities and bonds in California.... We have two entirely separate departments -- there is a Municipal Finance Department (which I am a part of) that does the advisory and investment banking business, and then we have the Municipal Bond Department which does the bidding, the trading and the sales. We are two separate entities.

"Q. What steps will your division take to stimulate interest in the issue to develop more bids?

"A. The process involved in this is that we put the issue together, the next step is we have the issue rated by the two rating agencies; once the ratings are received, the document is finalized into a Preliminary Official Statement which we then distribute to over 600 institutions throughout the United States. The primary market for this issue will be California but there is interest throughout the United States. The City Clerk will be advertising; we also put a notice in the 'Bond Buyer' newspaper in the calendar of coming bond issues... There is already knowledge of this issue in the marketplace, with syndicates being formed, syndicates being firms getting together to place bids... Historically, you have had certain syndicates bid on your bonds in the past, and they will probably be the same syndicates that will be bidding this time, and possibly some more.

"Q. What effect would Merrill Lynch's bidding have on the probable number of bids - will it reduce the number or are we apt to have only one bid, say, Merrill Lynch?

"A. I think you will see that the firms that bid on your bonds will be bidding as members of syndicates. You will probably not have one firm bid on the whole issue. Even if you decide to have Merrill Lynch bid on the issue, Merrill Lynch will be a part of a syndicate. If it's the same syndicate that bid on your issue the last time, on the Authorities issue, it will be managed by Merrill Lynch and Bank of America plus probably another ten to fifteen firms.

"Q. Do you have anything to add as to why you think it might be in the City's best interest to have Merrill Lynch bid?

"A. I believe that both the Securities and Exchange Commission and the California State Legislature have addressed this issue very well and very squarely -- I think from the standpoint of the firm involved, Merrill Lynch, it would not be in the best interest of Merrill Lynch to do anything which would in any way give the taint of conflict of interest. We feel we have internally controlled this situation very well. One of the reasons we are used in many cases by issuers is that we can, if the issuer desires, place a bid on the bonds which in today's market -- not so much with an issue the size of six million but, say, an issue the size of sixty million -- there is a concern if there will even be one bid because of the market conditions. A lot of times we are selected because we can provide a bid, not that we will guarantee a bid, though we will try and provide one."

Discussion ensued, and further clarification desired by the Council was provided by Mr. Fitzgerald and Finance Director Dundore.

At the request of Mayor Armstrong, City Clerk Nelson assigned numbers and read titles to the following:

RESOLUTION NO. 80-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AS TO FORM A CERTAIN LEASE ENTITLED, "TORRANCE CIVIC CENTER GROUND LEASE NO. 2."

Councilwoman Geissert moved for the adoption of Resolution No. 80-105. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

RESOLUTION NO. 80-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE ISSUANCE AND SALE OF LEASE REVENUE BONDS OF THE LOS ANGELES COUNTY-TORRANCE CIVIC CENTER AUTHORITY

Councilman Brown moved for the adoption of Resolution No. 80-106. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilman Wilson absent).

RESOLUTION NO. 80-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE INVESTMENT FIRM OF MERRILL, LYNCH, PIERCE, FENNER AND SMITH TO PARTICIPATE IN THE BIDS FOR REVENUE BONDS PROPOSED TO BE OFFERED BY THE LOS ANGELES COUNTY-TORRANCE CIVIC CENTER AUTHORITY FOR CONSTRUCTION OF THE TORRANCE POLICE FACILITIES BUILDING

Councilwoman Geissert moved for the adoption of Resolution No. 80-107. Her motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

ORDINANCE NO. 2962

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THAT CERTAIN SUBLEASE BETWEEN THE CITY OF TORRANCE AND THE LOS ANGELES COUNTY-TORRANCE CIVIC CENTER AUTHORITY

Councilwoman Geissert moved to approve Ordinance No. 2962 at its first reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

- 17c. CONSENT AGREEMENT RE: CERTAIN SIGN IMPROVEMENTS - Ray Vane Lease (Peninsula Pontiac, Inc. Sublease) 2909 Pacific Coast Highway.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

The Land Management Team sees no objection to permitting the sign to be removed and would therefore recommend that the City Council consent to the lease agreement between Peninsula Pontiac, Inc. and GM-DI Leasing Corporation.

CITY MANAGER'S NOTE:

The action being requested deals only with the City's interest as a landowner. The sign request itself will still be required to be processed through the normal sign review procedures.

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 (Councilman Wilson absent).

- 17d. RESOLUTION re: Civic Center Land Exchange.

RESOLUTION NO: 80-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE COUNTY OF LOS ANGELES PROVIDING FOR THE EXCHANGE OF CERTAIN REAL PROPERTY IN THE TORRANCE CIVIC CENTER

Councilwoman Geissert moved for the adoption of Resolution No. 80-108. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote (Councilman Wilson absent).

22. ORAL COMMUNICATIONS:

22a. Councilwoman Geissert congratulated the Sister City Association on winning an award to be presented to them in San Diego in mid-August at the Sister City International Convention. City representation at this event was urged by Mrs. Geissert.

22b. Councilwoman Geissert requested that parties on the Community Garden waiting list be notified re: budget workshop meeting dates. There were no objections, and it was so ordered.

22c. Councilman Rossberg noted the need to clean up the mobile home property at the Airport, along with a like need for adjacent City property.

22d. Councilman Rossberg requested Staff investigation re: turn restrictions at Samuel and Madison Streets, based on complaints received by him. Critical traffic problems at the Surf Medical Building were also noted by Councilman Walker.
22e. Councilman Rossberg submitted, for Council consideration, the request of Mr. Jack Pryor for assistance in raising funds for the Republic of China Track and Field Association competition (agenda item 8h.).

22f. Mayor Armstrong commended Building and Safety Director McKinnon on his appointment to the Executive Council of the National Institute of Building Sciences (NIBS).

22g. Mayor Armstrong noted the Torrance High Band Booster Club Carnival scheduled for June 18-22 and their request for a waiver of the business license fee. Councilwoman Geissert so MOVED to waive the license fee, not waiving insurance, building inspection and cleanup fees. The motion was seconded by Councilman Brown; there were no objections, and it was so ordered.

22h. Mr. Don Patcheak, representing the Southwood Homeowners Association, indicated member interest in the enforcement of property maintenance in the City. Past unsuccessful attempts in this area were reviewed by City Manager Ferraro -- also noted were the activities of the Environmental Enforcement section of the Building and Safety Department. Staff will work with Mr. Patcheak on specific areas of concern.

22i. Councilman Rossberg recommended that there be a Saturday "Clean-up Day" in the not too distant future. Staff will explore this matter and return to Council. Deputy City Attorney Quale noted the imminent signing of the new trash contract.

22j. Mayor Armstrong announced the occasion of high school graduations for the sons of Legal Department employees, Carol Spilsbury and Deki Hayashida -- Deki's son being Valedictorian at Torrance High School.

It was the request of the Mayor that there be appropriate recognition for Valedictorians at Torrance high schools. The Council concurred in this direction.

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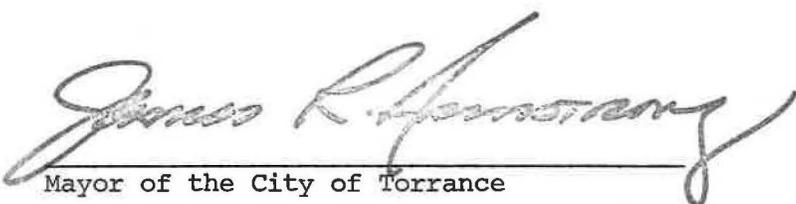
At 11:12 P.M. the Council, in Joint Session, convened as the Redevelopment Agency, recessing at 11:15 P.M. for a Joint Executive Session, returning at 11:35 P.M.

No formal action was taken by the Council.

The meeting was regularly adjourned at 11:40 P.M.

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City Clerk of the City of Torrance


Mayor of the City of Torrance

Ava Cripe
Minute Secretary

19.

City Council
June 10, 1980