

## I N D E X

City Council - August 12, 1980

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Adjournment at 11:14 p.m.

# # # # #

Peggy Lavery  
Minute SecretaryCity Council  
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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, August 12, 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:

Park and Recreation Commissioner Chris Eliopoulos led in the salute to the flag.

4. INVOCATION:

Dr. Wilson provided the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

None available.

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 Walker, and roll call vote was unanimously favorable.

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7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. PRESENTATION OF TILE PLAQUE commending Pat Klein for outstanding service to the Torrance Youth Council.

8b. PRESENTATION OF TILE PLAQUE commending Christine Kopek for outstanding service to the Torrance Youth Council.

Mayor Armstrong presented tile plaques to Mr. Pat Klein and Miss Chris Kopek in recognition of their outstanding service to the City of Torrance through the Torrance Youth Council.

12. PLANNING AND ZONING MATTERS:

12a. RESOLUTION, PP 80-3, Chris Gerold.

RESOLUTION NO. 80-171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A PRECISE PLAN OF DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A SINGLE-STORY ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE IN THE R-1 ZONE AT  
4913 PASEO DE LAS TORTUGAS  
PP 80-3, CHRIS GEROLD

MOTION: Councilman Walker moved adoption of Resolution No. 80-171. His motion was seconded by Councilman Applegate, but failed to carry by the required majority vote as shown below:

AYES:	COUNCILMEMBERS:	Applegate, Rossberg and Walker
NOES:	COUNCILMEMBERS:	Brown and Geissert
ABSTAIN:	COUNCILMEMBERS:	Wilson and Mayor Armstrong

Mayor Armstrong indicated that he would familiarize himself with the case and the evidence presented to the Council, and requested that this matter be brought back for reconsideration of the resolution at the next Council meeting.

12b. RESOLUTION, PP 80-7, Allen J. Blackmore.

RESOLUTION NO. 80-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA APPROVING 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  
PP 80-7, ALLEN J. BLACKMORE

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MOTION: Councilman Wilson moved adoption of Resolution No. 80-172. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

12c. RECONSIDERATION OF THE CITY'S 1980-81 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION AND HOUSING ACTION PROGRAM.

PLANNING DEPARTMENT RECOMMENDATION:

In light of recent events, Staff makes the following recommendations:

1. Withdrawal of the 1980-81 Community Development Block Grant Application.
2. Repeal of the Revised Housing Action Program as adopted on July 8, 1980 and amended on July 22, 1980.

However, it is also recommended that the City not abandon its efforts to meet locally identified needs. It is, therefore, recommended that Staff be directed to:

1. Make contact with other local agencies in the effort to collectively influence HUD policies and requirements.
2. Initiate proposals for legislative relief in keeping with community needs.

\* \* \*

MOTION: Mayor Armstrong moved to reconsider the Council's previous action in submitting a revised Housing Action Program to HUD, together with an application for 1980-81 Community Development Block Grant funds. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

MOTION: Councilman Walker moved to rescind the Council's submittal of a revised Housing Action Program to HUD and to withdraw the Council's application to HUD for 1980-81 Community Development Block Grant funds. This motion was seconded by Councilman Applegate.

Prior to roll call on the motion, Mayor Armstrong invited those in the audience who wished to speak to do so at this time.

First to speak was Ms. Kay White, president, Torrance League of Women Voters, 645 Via Los Miradores, Redondo Beach, who read from a prepared statement, of record, as follows:

"The League recognizes the difficulty you have been having lately. We also recognize the deep disappointment that will be felt by many people in this community if the City of Torrance pulls out of this housing program.

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"We know you are fully aware of the consequences of this action and of the losses involved. However, the League sees the alternative remedies proposed by Staff as unrealistic, ineffective and resulting in continued unmet housing needs.

"We earnestly request that you at least delay making a decision of such importance until you have had the time to consider solutions to the problems and feasible alternative plans in a calm and deliberative manner."

\* \* \*

Mr. Kirby Talley, 2342 West 234th Street, stated his opinion that, while the citizens of Torrance certainly would not object to housing for senior citizens and the handicapped, he would not consider it desirable to establish housing just for the purpose of moving the lower socio-economic levels into our neighborhoods. Regarding the \$1.4 million in HUD monies which would be forfeited were the City to withdraw from the program, Mr. Talley recommended, as a viable alternative, the establishment of a nonprofit corporation to receive funds from homeowners for purposes of such assistance.

\* \* \*

Ms. Vera Holcomb, 1906 West 222nd Street, recommended "letting HUD go down the drain." This speaker urged property owners in the Downtown Redevelopment area to refurbish their buildings making them desirable as rentals for senior citizens, the handicapped, and low-income families. It was her firm position that she would not be placed in a situation where she would be forced to sell to a minority race.

\* \* \*

Mr. Bob Hossler, 22311 Marjorie Avenue, advised that the South Bay Senior Citizens has had some 576 calls within the last 6 months for housing for seniors -- he related the efforts of this organization and of RSVP in attempting to alleviate this serious situation, and noted the possibility of future shared housing in the City of Torrance.

\* \* \*

Ms. Olga Thorington, 1504 Madrid Avenue, noted the fact that both Federal law and the California Rumford Fair Housing Act provide that any qualified purchaser or renter cannot be refused because of race -- she recommended that the public be aware that discrimination can be prosecuted. Ms. Thorington then inquired as to the manner in which HUD rescinded their earlier imposed condition.

Mayor Armstrong advised that at approximately 5:10 p.m. this date there was hand delivered to him the following brief statement (signed by Mr. John J. Tuite, Area Manager, Department of Housing and Urban Development): "In accordance with our conversation and your request, I am hereby removing condition Number 3 of Section 18 of the Grant Agreement transmitted to you with my approval letter dated August 1, 1980.

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Ms. Thorington stressed that the condition IS WITHDRAWN, and stated that if the HUD program is pursued "there is no housing that will be forced down Torrance's throat."

\* \* \*

Next to speak was Ms. Eve Bissou, P.O. Box 3644, who commended the past actions of the Council, and noted that she was opposed to HUD "because I know how HUD works and how they sneak in these little things after it has already been voted on." Ms. Bissou advocated consideration of rent control in different categories and recommended that the City of Torrance "take care of our own."

\* \* \*

Mr. William T. Bolte, 3455 Emerald Street, requested, and received, confirmation by Mayor Armstrong that HUD has withdrawn the previous requirements. Mr. Bolte then commented substantially as follows: It was informally withdrawn in the newspapers; it was formally withdrawn today, so, in fact, . . . the agreement is the same as it was 3 weeks ago. . . . I am totally and completely puzzled as to the reaction to this wrinkle by some persons unknown, unnamed, who have placed a requirement and withdrawn it informally and then formally before this meeting tonight. I don't understand why it appears that the thrust is to withdraw from a program which we agreed to join 3 weeks ago with a great many beautiful statements, including one by the Mayor. I can't understand why we would be considering to withdraw at this point -- totally and completely puzzled as to what I consider exaggerated reaction to what happens all the time in dealing with bureaucracies.

Mayor Armstrong responded: "It may happen all the time, but in the time that has intervened since the time it happened to us and tonight, we have determined that it did not happen in the case of the City of Alhambra, or Burbank, or Downey, or Fullerton, or Garden Grove, or Glendale, or Hawthorne, or Huntington Beach, or Inglewood, or Irvine, or Lakewood, or Long Beach, or Monterey Park, or Pasadena, or Redondo Beach, or Riverside, or San Bernardino, or Santa Ana, or Santa Monica, or Westminster, or Whittier -- but it did happen here."

\* \* \*

Mr. Robert Newhard, 24451 Ward Street, expressed concerns that if Torrance is to take care of its own housing needs, the objective being "to exclude presumably low income family housing," in all probability that will be interpreted as bigotry, racism, etc., and Torrance will run a great deal of risk of severely impacting a major resource to the City (its shopping centers). Mr. Newhard suggested that Torrance become creative in dealing with this situation such as contracting maintenance of buildings and landscaping such as is done in condominiums. This was deemed by this speaker as a possible approach to solving the problem "instead of just hiding, burying ourselves and trying to stay out of the real world."

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Mayor Armstrong responded substantially as follows: You made the presumption that we are not going to address housing needs. What is before us is whether we should use this particular device to address housing needs. If we, as a group, say: "No, we will not use this particular device," we have only then tossed aside one method -- we have not solved the problem. It is premature to assume that we are going to avoid our responsibilities as a community to address our housing needs.

\* \* \*

Mr. Ellis M. Hurn, 2918 Opal Street, favored complete withdrawal from the HUD program. Mr. Hurn noted that when he moved to Torrance in 1951, there were no "blacks" in Torrance, and that is the reason he came here.

At this point there were expressions of disapproval from the audience. Mayor Armstrong stated that Mr. Hurn is speaking his opinion, which is an improper kind of expression in a public session; however, he would also deem the audience reaction improper. The Mayor requested that the man be allowed to finish his comments.

Continuing, Mr. Hurn referenced the City of Inglewood and stated that he would hope to continue to live in the City of Torrance, but "you move a bunch of them in my block and watch me go."

\* \* \*

Next to speak was Mr. Art Jenkins, 5302 Carmelyn, who related his experience in speaking with two individuals from HUD who were addressing the senior citizens at Bartlett Center -- Mr. Jenkins stated that these gentlemen advised that anyone who can afford to live in the City of Torrance would not be eligible for low cost housing. This speaker asked, "If they don't recognize the city limits coming in, why should they recognize it before going out?"

\* \* \*

Speaking in opposition to the motion to withdraw the Block Grant application was Mr. George Ogawa, 22947 Felbar Avenue, who noted the need for more affordable housing and urged that the Downtown Redevelopment not be jeopardized. Mr. Ogawa stated he does not consider the contract condition, which has now apparently been withdrawn, to be such an onerous one.

\* \* \*

Mr. Larry Callisted, 17019 Casimir, noted the possibility of additional conditions being imposed by HUD in the future, adding that they were unbelievably expedient in changing the rules. Mr. Callisted heartily supported the Staff's recommendation to withdraw from HUD funding with the exception of the portion of the recommendation that has to do with influencing HUD.

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Ms. Fronda Port, 5540 Konya Drive, inquired regarding possible legal action should the HUD program be dropped by the City of Torrance.

\* \* \*

City Attorney Remelmeyer read aloud the following prepared statement:

If the Council stays in the federal program, signs the Agreement with HUD and utilizes Community Development Block Grant funds to implement its revised Housing Action Program in accordance with HUD regulations and conditions, it is most unlikely that the U.S. Attorney General or anyone else would bring a suit against the City under the Federal Civil Rights Acts.

On the contrary, if the Council chooses to withdraw from the Community Development Block Grant Program, and does nothing to encourage rehabilitation and construction in order to increase the supply of affordable housing, the City may be back to square one the same as if it had originally rejected HUD funds, and could be vulnerable to such suits.

However, I understand that if the Council decides to withdraw from the Community Development Block Grant Program, it may also decide to go forward with its own locally financed and directed housing program.

If the Council does decide to withdraw from the CDBG Program, but engages in such an alternative program to eliminate blight and increase the stock of affordable housing for all segments of the community, I believe that the City is in a reasonably good position to defend itself against civil rights suits. I will explain that statement:

The Council majority led by the Mayor, and with the help of its ad hoc committee and the staff, has been making a sustained good faith effort to adopt a Housing Assistance Program that is acceptable to both HUD and the people of Torrance. At the present time, it appears that such agreement cannot be reached.

If the Council, instead of throwing up its hands at this impasse, decides to go ahead with its own program funded from alternative sources, then the Council would be carrying out the goal of Congress to increase the stock of affordable housing and eliminate blight.

By using the local funding approach rather than the HUD fund approach, the Council would be freed of HUD's control in arriving at those goals. But, in either case, the same goal would be reached - more affordable housing.

So, it would be difficult to successfully maintain in a court of law that Torrance had deprived any person of their right to affordable housing by rejecting HUD funds and using other funds therefor.

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But, it cannot be said that such a locally developed and implemented housing assistance program would surely insulate the City from liability under the Civil Rights Acts. Some judges probably would hold the City liable no matter how much affordable housing was constructed unless a considerable proportion of such housing was occupied by persons belonging to racial minorities living in the Los Angeles central city core area.

However, I believe that most judges would take a more moderate view of the City's housing obligation and find that it performed its duty by implementation of an alternative housing program which furnished affordable housing without racial discrimination.

It should be noted that Torrance now has a significant minority population, which is increasing at a steady rate. These minority residents would be beneficiaries of an alternative housing program, as well as a HUD funded program.

The cities of Birmingham, Michigan; Parma, Ohio; and Manchester, Connecticut; which are cited in my previous report as having been sued by the Attorney General in pattern and practice suits, have much smaller minority populations than does Torrance; and have taken no action to replace the rejected HUD CDBG Programs with alternative programs of their own choosing. Neither did the cities of Black Jack, Missouri or Arlington Heights, Illinois; also cited in my report, develop such an alternative program.

To summarize: I believe that if the City Council creates and completes an alternative housing program, even if it refuses Federal Community Development Block Grant Funds, it has a reasonable chance of avoiding liability under the Civil Rights Acts.

\* \* \*

Ms. Port expressed her concerns regarding the Downtown Torrance Redevelopment Project and strongly recommended that a viable plan be formulated for that area prior to rejection of the HUD program.

Mayor Armstrong reviewed improvements which have been effected in Downtown Torrance during the past four years, and advised that it is not being suggested that any objectives concerned with the Downtown area be abandoned.

It was the recommendation of Ms. Port that the Council not take a definitive stand tonight against the HUD program -- rather, examine the other possibilities and do not turn down what we have until something of equal, or better, value is established "that will make us proud of Downtown Torrance."

\* \* \*

President of Central Torrance Homeowners Association and a member of the Project Area Committee, Mr. Bob Fraser, 2325 Sonoma Street, deemed withdrawal of the Block Grant Application a "sad blow" to the Redevelopment project and to elderly and handicapped housing. Mr. Fraser encouraged the Council to make provision in the neighborhood strategy area for low and moderate housing, particularly for the elderly and handicapped -- he also suggested immediate reappointment of the ad hoc committee on Downtown Torrance, as well as another ad hoc committee on elderly and handicapped housing.

\* \* \*

Mr. Chris Lyles, 21913 Linda Drive, noted his opinion that HUD offers a controlled plan of integration, and he favored providing low cost housing to those in need.

\* \* \*

Mrs. Barbara Honeycutt, 4213 Scott Street, read aloud a prepared statement which follows:

"Tonight I am asking that you concur with staff recommendation and withdraw the City's application for the 1980/81 Block Grant. In fact, as you all well know, it has long been my contention that Torrance not participate in the first place. The idea seemed good at the time, but when it left Washington, the program degenerated in the hands of the bureaucrats. In this case, the remedy was worse than the disease.

"When HUD arbitrarily decided that Torrance had to conform to new 'conditions' in order to qualify for funds, it was confirmed to me what I had long suspected, that HUD was and is an autocratic bureaucracy. Even if HUD rescinds (or has already rescinded) these new 'conditions,' are we naive enough to believe that this will be the end of HUD's harassment of Torrance? I don't believe it will end, the scars of others should teach us caution. Hardly a day passes that we don't read in the paper of yet another city being harassed by HUD for 'failing' to live up to HUD's 'guidelines.' I especially concur with staff's recommendation that Torrance make contact with other local agencies in the effort to collectively influence HUD policies and requirements. We have suggested this in the past. Let's not forget that the basis of our political system is the right of the people to make and alter our form of government. Some in this country seem to have forgotten this.

"In closing, I would like to quote William Pitt, who said over 200 years ago, 'Unlimited power is apt to corrupt the minds of those who possess it and this I know, my lords, that where law ends, tyranny begins.'

"Those words ring true, even today."

\* \* \*

Mr. Chris Wolfe, 320 The Village, Redondo Beach, Chairman for the Housing and Paratransit Committee for the South Bay Area, deemed the Torrance Housing Plan consistently inadequate over the years, and noted that there is a legal and moral obligation to provide reasonable accommodations for all levels of the economic community, as well as those outside the community. Mr. Wolfe urged that the City bring affordable, accessible housing to families, the handicapped and the elderly.

\* \* \*

Ms. Mary Perry, 1414 Cravens Avenue, spoke in favor of any action to rescind the Housing Action Program, explaining, in detail, her understanding of its effect on her property in the Downtown Torrance area.

\* \* \*

Ms. Ruth Vogel, 114 Via la Soledad, pointed out that most of the housing programs which the City could undertake at a local level will have to comply with Article XXXIV, which would be "an enormous stumbling block." This speaker deemed housing a national problem, and noted concerns that withdrawing from the Block Grant Program will give this City a "black name" at the federal level and jeopardize its participation in other federal programs. In Ms. Vogel's opinion, withdrawal is a step backward.

\* \* \*

Mr. Tony Chris, 23390 Ocean Avenue, referenced a recent article in the Readers Digest <sup>magazine</sup> regarding HUD, and stated that there is no bureaucracy that can create a blueprint ideally suited to every community throughout the United States. Mr. Chris indicated his opinion that the City Council has earned the trust of the citizens of this City, and would have the support of the majority of the community in whatever decision is reached.

\* \* \* \* \*

Councilman Applegate indicated his disappointment in those individuals who spoke of racism as part of the issue this evening, noting that this has never been an issue in these Council Chambers, nor would he ever expect it to be in the community. Mr. Applegate stated that the issue which has been addressed by this Council is that of economics; the way the tax dollars return to the local level in a shrunken state, etc., noting further that "we are just sick and tired of the Federal Government trying to be all things to all people."

Quoting the ethnic breakdown records maintained by the Torrance School District, Councilman Applegate noted that in 1970, approximately 9% of the students in the Torrance School system were of a minority race; in 1979, over 23% of the students in the Torrance School District were of a minority race.

In conclusion, Mr. Applegate stated that the Council is attempting to take care of those living in the City of Torrance, and has unanimously supported our senior citizens and the handicapped, feeling that this is where the greatest need is.

\* \* \* \* \*

The following prepared statement was read aloud by Councilwoman Geissert:

"It is with great remorse that I find myself in a position of no longer being able to support the City's participation in the Housing and Community Development Act Program.

"The intent of this program was to provide funds for cities to correct blight and to provide decent housing at an affordable level for people of low and moderate means.

"There is no doubt that conditions exist in Torrance that beg for remedies offered by the stated legislative purposes of this Act. There is no doubt that the residents of Torrance have contributed heavily by way of their personal income taxes to the funding of this program, and deserve to have some of this money flow back into our community.

"It is for these reasons that, up to this point, I have supported the City's participation in the program.

"Even in the face of mounting public opposition -- fanned by misinformation and an organized fear campaign -- I have continued in good faith to support the program. I felt that, if properly planned and administered, it would have positive benefits for the people of Torrance.

"However, the events of the past week have shaken my confidence in the credibility and good faith of HUD -- the administering agency. In fact, there would seem to be those in the area office who are determined to assure failure of the program in Torrance.

"Without prior discussion, a condition was imposed on Torrance which has been imposed on no other city that I am aware of in the State of California. It would have put the City, among other things, in the position of being the enforcer of Fair Housing laws on the rental and sale of all property within the City.

"No one in the Hud structure seems to know where that condition came from, and yet an official in the area office verbally transmitted the condition to a member of the press several days prior to its receipt by the City of Torrance, and I have the name of that official.

"Statements have been made that officials in the area office were unaware of the stringent Fair Housing laws that exist in the State of California. It has been suggested that perhaps this condition was unnecessary and that it might be rescinded. In fact, such a message rescinding the order was delivered at 5:10 this afternoon -- one sentence with no explanation.

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"I find that I can no longer support dealing with a Federal Agency which:

- "1. Has the power to impose apparently unlimited conditions on a contract after execution of that contract.
- "2. Has no apparent uniformity of rules.
- "3. Delegates authority to an area office for the administration of millions of dollars, and yet lacks familiarity with State law.

"My commitment to providing decent housing at an affordable level for the elderly, the handicapped, and families remains as firm as ever.

"By voting to withdraw from this program, we will be foreclosing on one very important financial option.

"I think that every person on this Council and each of you in the audience now has an obligation to support use of local funds and local incentives to provide this critically needed housing.

"Let's stop fighting among ourselves and get down to the business of seeing that the job is done."

\* \* \* \* \*

It was the comment of Councilman Wilson that if action is taken to rescind the Council's submittal of a revised Housing Action Program, there must be some assurance that it is possible for the City to provide the services, facilities and improvements which have been sought for such a long period of time. Dr. Wilson then asked Staff what assurances can be given that the projects alluded to tonight can be carried through by local funding or private sources.

City Manager Ferraro responded in a positive manner, noting, however, that the specifics would have to be worked out taking into consideration the City's resources, financial projections, cash situation, etc., and a report returned to the Council as soon as possible.

\* \* \* \* \*

Councilman Brown commented that one of the needs of the community is to have some predictability in the types of programs entered into, i.e., that the programs will remain constant and that the City's requirements and capabilities can be forecast into the future. Because of that need, Mr. Brown stated that he is greatly troubled by the recent action of HUD and has grave questions about the ability to do business with that agency -- they have created a "crisis of confidence," per Mr. Brown.

Continuing, Councilman Brown indicated agreement with Mrs. Geissert's earlier statement that withdrawing from the 1980-81 Block Grant Applica-

tion, in itself, will not solve anything, but, rather, will create a problem by eliminating one funding source previously relied upon. Mr. Brown indicated his support of efforts to develop a local funding source, although with some skepticism as to its ability to succeed, because of past experience with bond issues, etc.

In conclusion, Mr. Brown stated: "One hopes that this community will receive the moral issue, the legal issue and, ultimately, the very human issue that we are faced with, and rise to the occasion. I always have supported the concept of local control, of local generation of programs whether housing, or park, or police, and think this is going to be an opportunity for the community. I certainly hope we don't drop the ball. We have a tough period ahead of us to try to meet this need and I hope that we will do it."

\* \* \* \* \*

Following is the prepared statement of Mayor Armstrong:

"In the entire history of our governmental relationships, we in this City have acted in good faith. We acted openly and honestly in every respect. We keep no hidden agendas. That is our standard here and we never depart from it. I believe we have dealt honestly with each other and our own people as well, even though we came to differ among ourselves on this housing question.

"After lengthy consideration some members of the Council came to the view that conditions for participation with HUD were acceptable; others did not agree. Considering that the only senior citizen housing constructed in the last 20 years or more was Golden West Towers, a cooperative program of the Federal Government and Torrance, working together, I, for one, saw the proposed program as the most likely and viable alternative to meet housing needs for senior citizens and handicapped. That view was not universal.

"And the community began to divide on the issue, as well. People began to choose up sides, as we used to say. I wanted this plan to work. I believed, in all sincerity, that it could. I believed that we could attack the worst of our blighted areas and make senior and handicapped housing a reality. I believed we could cope successfully with all our housing needs . . . and all within the bounds of our community. I think no one, no individual, no other group could have made a more sincere honest effort. There were differences, but in meetings here, as well as in both Los Angeles and Washington, I believed we tried to develop a consensus and an acceptable compromise.

"And although the majority decision disappointed some (and I must add pleased others), I think the majority view was that the conditions -- though controversial, were acceptable. After all, despite what has been alleged, we never surrendered basic controls in zoning, building, policing, or any power rightfully ours; we were warding off the possibilities of litigation, and we were upholding the law.

"I thought they were acceptable because they would have helped us meet our needs here in our city for our people with our powers. We could say with assurance, 'Whatever, here is a plan to meet our needs -- we have acted for our seniors, our handicapped and our children.'

"Our majority plan was approved. Last week the situation was altered radically with the inclusion of something HUD termed 'supplemental instructions.' It was these 'supplemental instructions' which caused me to request the entire matter be brought back to this Council for reconsideration. For me, the credibility of the department and its program has been seriously impaired. In all of our discussions and debates we have addressed only the issue of meeting the Torrance needs. In none of the meetings in Los Angeles or Washington, D.C., were the elements of these new conditions mentioned or introduced. Yet the implications are staggering. For the first time we are asked to solve not just our own housing problems, but those of the entire county.

"For the first time we are asked to pass laws which may be in conflict with existing State law.

"For the first time we are asked to become agents, not for our City and our people but for the Federal Government.

"I think these new conditions are unacceptable. I think these new directions are ill advised and improper. We have found them imposed on no other city. And while it has been reported in the press that they have been withdrawn, I have had no formal notice of that withdrawal (until 5:10 this evening) and no assurance that they would not be reintroduced at some future time. I think this latest action has done irreparable damage and has been a disservice, not only to those of us who supported the program, but to those of you who believed in it as well.

"For so long as we were endeavoring honestly and in good faith to address housing needs of our people, our program was legitimate. Now they seek to impose upon us the burden of solution for the entire county as well.

"Much has been said within these walls about duty and honor and principle -- much of it by me. Well, these are not sometime values -- they are constant, not to be turned on or off with the convenience of the moment. In the same spirit then that I voted originally to participate in this program, as a consequence of this new development I now say NO -- simply NO.

"There are two other points I would mention briefly.

"It will be said by some that fear and pressure brought to bear and panic have turned this about. I deny that.

"It will be said by some that our true motives have at last been revealed and those are prejudice and fear of groups that are 'different.'

"I deny that. Our city is comprised of members of all races, nationalities, faiths and creeds. I am advised our 1980 census will reflect significant increases in a variety of ethnic and racial groups. We in Torrance reject any inference that prejudice and bigotry rule. We have no place for them here. What is at issue is that as a result of this governmental directive, we no longer have any assurance that we can remain free to develop our own resources to meet our own needs under law.

"Finally, I think it is important that we reaffirm our commitment to continue to grapple with housing needs of all our people and to reaffirm especially our commitment to senior citizens and the handicapped."

\* \* \* \* \*

ROLL CALL VOTE on the motion to rescind the Council's submittal of a revised Housing Action Program to HUD and to withdraw the Council's application to HUD for 1980-81 Community Development Block Grant funds proved unanimously favorable.

\* \* \* \* \*

Councilman Rossberg spoke substantially as follows:

I know that this City Council can lead a positive do-it-yourself program in the City of Torrance of which all of our citizens will be justly proud. The following are some suggestions for Council consideration, and during the days ahead we would welcome additional thoughts and positive suggestions.

First of all, we would like to request, in accordance with Dr. Wilson's comments, that Staff provide suggestions regarding positive steps toward housing assistance for low and moderate income seniors and handicapped, as a priority -- also, suggestions for continuing assistance to other low and moderate income families via such things as low-cost loans for rehabilitating current Torrance residences; continued funding of child care centers; etc.

We would also suggest that homeowner groups, service clubs, churches, and other community organizations and individuals contact the City with positive steps toward aiding the Torrance housing needs, and even assisting in a bond issue if needed.

As mentioned several weeks ago, one source of funding might be the Utility Users' Tax; the increase in those monies alone should be sufficient to replace the \$1.4 million lost from HUD.

The business community needs housing for workers of low and moderate incomes. Certain housing Code modifications might be considered in order to encourage the construction of affordable housing in this City.

An example of an industry which would benefit greatly from affordable housing for employees is Garrett AiResearch. This company has difficulty getting people in the engineering classifications to move here from the eastern part of the country because of housing costs. Perhaps Garrett could, with assistance from the City, have constructed on their property attractive housing for interim rentals to young people, engineers, etc. to allow them to get a start before moving out into the community.

Another area to pursue would be financial assistance to the CETA Program, which is designed to help educate, train, and help secure jobs for low and moderate income people in order that they may better provide for their needs -- this would create more incentive for the individuals involved, as well as building individual and community pride.

It is felt that a positive action program in the City of Torrance puts this City in a good position to avoid litigation. We further suggest that if we take care of our needy citizens without prejudice toward race, nationality, etc. we can do a positive job -- we will meet Torrance's needs; will do a better job, in my opinion, than HUD; we will do it at a lower cost and under local control; and we will be proud of the job that we are about to do.

\* \* \* \* \*

MOTION: Councilman Rossberg moved to refer this matter to the City Manager and to direct him to address the total housing needs of the community; to set and analyze the various ways of meeting those needs and the options available to the Council apart from the Community Development Block Grant funds; and to report back to the Council at their October 14th meeting. The City Manager should consider all the points mentioned earlier, plus the following:

- (1) The utilization of alternative sources of funding, including bond issues and other alternative uses of funding, both from the standpoint of the housing in the Downtown Redevelopment projects and actions which may be taken to remove unreasonable barriers and create incentives for the private sector to develop affordable housing;
- (2) The report should contain an analysis by the City Attorney of the need for Article XXXIV referendum under each of the alternatives and options discussed;
- (3) Consideration should be given to suggested legislation for national political leaders to adopt that will allow us to get our fair share of tax monies back from Washington with reasonable, realistic community guidelines that will allow us to do it ourselves.

The motion was seconded by Mayor Armstrong.

Prior to roll call vote, Councilman Brown requested that there also be consideration of replacement of lost revenue from the Downtown Redevelopment project.

Roll call vote on Councilman Rossberg's motion proved unanimously favorable.

\* \* \*

The hour being 8:45 p.m., a 15 minute recess was called.

\* \* \*

14. PERSONNEL MATTERS:

14a. Considered later in the meeting - see Pages 19-21.

\* \* \*

At this point in the meeting Councilman Applegate introduced, from the audience, Mr. Lothar Wolfle, a former student of the Mayor's under the American Field Service Foreign Student Exchange Program. Prior to leaving for a vacation in this country, Mr. Wolfle was elected to the City Council in his home city of Donaueschingen, Germany -- a warm welcome was extended by all.

\* \* \*

15. HEARINGS:15a. RESOLUTION re Torrance Transit Route Improvement Plan.DEPARTMENT OF TRANSPORTATION RECOMMENDATION:

1. Your Honorable Body approve the attached resolution implementing the attached bus route additions and changes on October 5, 1980;
2. Council authorize the addition of \$210,000 to the Transit Fund budget proportioned to the programs indicated in this item;
3. Council add six bus operators to be funded from the \$210,000.

Mayor Armstrong announced that this is the time and place for the continued subject public hearing, and, following Staff presentations by Director of Transportation Horkay, Transportation Administrator Schmidt, and Administrative Analyst Hildebrand, comments were invited.

Councilwoman Geissert recommended that, during off-peak hours, Line 4 (the industrial loop) be extended to include the 235th Street/Nadine Circle loop -- this was deemed a viable alternative by Administrative Analyst Hildebrand, so long as the schedule can be clearly written.

Audience comments followed.

Mr. John Proben, 4908 Onyx Street -- correspondence, of record; Mr. Earl Hale, 1065 West Lomita Boulevard, Harbor City -- concurs with proposed Line #7; Ms. Margaret Fecto, 3340 Winlock Road -- senior citizens need line to WALTERIA; Ms. Isabell Keenan, 2065 255th Street, Lomita -- proposed lines would not answer need of many senior citizens in Lomita area; Ms. Karen Helwitz, 5206 Torrance Boulevard -- opposed change to #5 Line; Mrs. Lenore Johnson, 23059A Nadine Circle -- the suggested Nadine Circle loop would be helpful; and Ms. Lorraine Jones Bass, 1516 Fern Avenue -- recommends free transportation for handicapped.

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Additional comments were offered by: Ms. Rose Selma, 23001 Nadine Circle -- favored the Nadine Circle loop; Ms. Sharon Ferguson, 1343 West Mt. Ranier Road, San Pedro -- better service/connections are needed between her area and Ross-Loos on Lomita Boulevard; Ms. Pam O'Brien, 5005 Sepulveda Boulevard -- in agreement with the #7 Line; Mr. Robert Huston, 23410 Elm Avenue -- recommended coordinating scheduling to accommodate industrial areas and El Camino College; Mr. Howard Rogers, 18361 Van Ness -- requested, and received, clarification regarding the #5 Line; Ms. Lucy Rituardo(?), 3920 Pacific Coast Highway, Apt. E -- pointed out possible traffic/pedestrian congestion problems where the new Line #8 passes the Walteria School; and Ms. Helen Bertram, 2363 Torrance Boulevard -- requested, and received, clarification regarding Line #3.

There being no further audience comments, Councilman Applegate moved to close the hearing; seconded by Councilman Walker, and carried unanimously.

Mayor Armstrong announced receipt of correspondence as late as today on this matter, said correspondence having been reviewed by the Council.

Mayor Armstrong requested that Staff initiate the Nadine Circle loop during non-peak hours on a trial basis, with a report back to the Council.

RESOLUTION NO. 80-173

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE ADOPTING CERTAIN BUS ROUTE  
REALIGNMENTS FOR THE TORRANCE TRANSIT SYSTEM

MOTION: Councilman Applegate moved adoption of Resolution No. 80-173, as modified. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

The Council returned to --  
14. PERSONNEL MATTERS:

14a. RESOLUTIONS re Memorandums of Understanding.

\* \* \*

The hour being 10:14 p.m., the Council recessed for an executive session, returning at 10:30 to take the following action:

RESOLUTION NO. 80-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE SETTING FORTH WAGES, HOURS AND  
WORKING CONDITIONS FOR EMPLOYEES REPRESENTED  
BY THE TORRANCE POLICE OFFICERS ASSOCIATION  
FOR THE PERIOD FROM JULY 27, 1980 TO JULY 31, 1982

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MOTION: Councilman Walker moved to concur in the Memorandum of Understanding for the Torrance Police Officers Association and to adopt Resolution No. 80-174, contained therein. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

RESOLUTION NO. 80-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FIRE FIGHTERS ASSOCIATION FOR THE PERIOD FROM JULY 1, 1980 TO JULY 1, 1982

MOTION: Councilman Brown moved adoption of Resolution No. 80-175. The motion was seconded by Councilman Applegate, and roll call vote proved unanimously favorable.

RESOLUTION NO. 80-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION FOR THE PERIOD FROM JULY 1, 1980 TO JULY 1, 1981

MOTION: Councilman Wilson moved adoption of Resolution No. 80-176. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

Assistant to the City Manager Payne recommended adoption of the resolution for the Torrance Inspection and Enforcement Association subject to the employee group signing the document no later than 5:00 p.m. tomorrow.

RESOLUTION NO. 80-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE INSPECTION AND ENFORCEMENT ASSOCIATION FOR THE PERIOD FROM JULY 29, 1980 TO JULY 1, 1981

MOTION: Councilwoman Geissert moved adoption of Resolution No. 80-177, subject to the above stated condition. Her motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable.

RESOLUTION NO. 80-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE CITY ATTORNEY'S FOR THE PERIOD FROM JULY 30, 1980 TO JULY 31, 1981

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MOTION: Councilman Applegate moved adoption of Resolution No. 80-178. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

15. HEARINGS (Continued)

15b. D 80-12, JOSEPH BENARON: Appeal of Planning Commission condition of approval that development of property at 3661 Torrance Boulevard shall include parking spaces to be used by adjacent property owner.

Proof 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 the proponent to speak.

Attorney Darby N. Silverberg, 3667 Torrance Boulevard, representing the owners of the northerly 330 feet of the subject property, provided background information regarding the property, and questioned the City's right to impose any conditions at this time, inasmuch as the lot line was created in 1961, prior to implementation of the State Subdivision Map Act and prior to an ordinance in the City of Torrance regulating lot splits involving less than 5 parcels.

City Attorney Remelmeyer, in response to a question by Mayor Armstrong, indicated concurrence with the matter being referred to the City Attorney's office for study of the question above raised by Mr. Silverberg.

MOTION: Councilman Rossberg moved that the hearing on D 80-12 be continued to August 26, 1980, at 7:30 p.m., and refer the matter to the City Attorney for review and recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

15c. CUP 80-18, U. S. GYPSUM COMPANY: Continued public hearing regarding an appeal of Planning Commission condition of approval of a Conditional Use Permit to allow the expansion of existing industrial facilities in the M-2 zone at 401 Van Ness Avenue.

Mayor Armstrong announced that this was the time and place for the subject continued public hearing, and noted receipt of correspondence from U.S. Gypsum indicating that the slag pile will be removed by December 31, 1981. The recommendation of Staff that the date for removal of the slag pile be changed from 1988 (per condition of the Planning Commission) to March 1, 1982, was noted by the Mayor.

There being no one present who wished to speak on this matter, Councilman Wilson moved to close the hearing; seconded by Councilman Applegate, and carried unanimously by roll call vote.

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Councilman Rossberg then offered a MOTION to grant the withdrawal of the appeal, allowing the eight year schedule for disposal of the slag pile to stand. This motion DIED FOR LACK OF A SECOND.

MOTION: Councilwoman Geissert moved to change the conditioned date for removal of the slag pile to January 1, 1983. Her motion was seconded by Councilman Applegate.

A SUBSTITUTE MOTION was offered by Councilman Brown to change the conditioned date for removal of the slag pile to July 1, 1982. This motion, seconded by Councilman Walker, carried by way of the following roll call vote:

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

It was the request of Councilman Applegate that Dirtmasters, Inc. be contacted regarding debris blowing from their trucks onto nearby properties.

17. ADMINISTRATIVE MATTERS:

17a. SALE OF WESTERLY 24' OF VICTOR PRECINCT SUMP SITE:

RESOLUTION NO. 80-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT DATED BY AND BETWEEN THE CITY OF TORRANCE AND MILNER-PLONE DEVELOPMENT CORPORATION

It was the request of Assistant to the City Manager Payne that there be an added condition of sale stating that the buyer will be successful in receiving approval from Dominguez Water to shift the easement from his existing property onto this property.

MOTION: Councilman Wilson moved adoption of Resolution No. 80-179, with added Condition #5, as above stated. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

20a. AWARD OF CONTRACT FOR FURNISHING TWO (2) ARCHED OVAL BASEBALL BACKSTOPS (WITHOUT WIRE FABRIC) B80-54 - Expenditure: \$6,413.00.

RECOMMENDATION OF FINANCE DIRECTOR/BUYER/PARK AND RECREATION DIRECTOR:

It is recommended that your Honorable Body award a contract in the amount of \$6,413.00 to Outdoor Products Company for the purchase of two (2) arched oval baseball backstops.

- 20b. COUNCIL APPROVAL TO PURCHASE FOUR (4) REPLACEMENT "SPECIAL" VEHICLES, used. Expenditure: \$18,916.76.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/POLICE CHIEF:

It is recommended that Council approve of the following:

- a. Approve of the purchase of four (4) "special" (used) vehicles from the Avis vehicle resale program in the total amount of \$18,916.76 including tax. Hertz and Avis vehicle sale prices are published by vehicle make and year (not by individual cars) and the City is offered a flat dollar amount discount off of those published prices.
- b. Approve of the sale of four (4) vehicles being taken out of service with method of sale to be by commercial auctioneer at a public auction along with other public agency vehicles.

MOTION: Councilman Applegate moved to approve the Consent Calendar. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

\* \* \*

The hour being 10:55 p.m., the Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, returning to its agenda at 10:56 p.m.

\* \* \*

21. ADDENDUM MATTERS:

- 21a. RESOLUTION appointing Small Claims Representatives:

RESOLUTION NO. 80-180

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF TORRANCE APPOINTING  
DONALD B. HOLMES, BENJAMIN MURDOCH  
AND JAMES FARNSLEY TO BE THE SMALL  
CLAIMS REPRESENTATIVES

MOTION: Councilman Wilson moved adoption of Resolution No. 80-180. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

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22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro commended the professional Staff/Council relationship during consideration of the housing matter.

22b. Official recognition of the City Council victory in the annual softball game was presented by City Manager Ferraro, along with his official resignation as pitcher on the Executive Staff team.

22c. Police Chief Nash announced the new Police facility ground breaking at 10:00 a.m., Thursday, August 14, 1980.

22d. Councilman Applegate expressed sincere appreciation for the outstanding participation of former Mayor Ken Miller in the annual City Council/Executive Staff softball game.

22e. It was the request of Councilman Applegate that appropriate recognition be given the Jaycees for the recent Junior Athletic Championship held at South High School.

22f. The September 5th, 6th and 7th carnival of the Jaycees and the Torrance Historical Society was announced by Councilman Applegate. All were invited to attend.

22g. Councilwoman Geissert called attention to the August 19th luncheon for members of the Kashiwa City Council and City Staff members -- Councilmembers were invited to attend.

22h. Councilman Rossberg expressed appreciation for accomplishments at Sunnyglen Park.

22i. Mayor Armstrong expressed gratitude to Staff and members of the Council for their handling of the housing matter.

22j. Appreciation for the recent work at Torrance Park was expressed by Mayor Armstrong, who also requested that activity regarding Sur la Brea be given top priority.

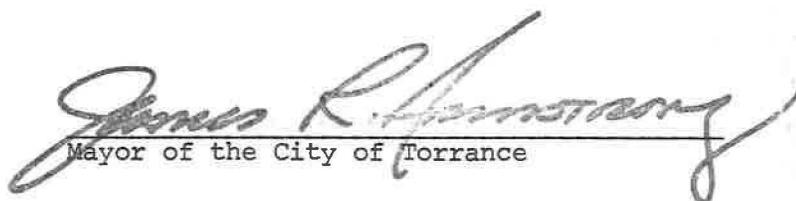
22k. Mr. Don Lee, 23014 Huber Avenue, requested waiver of fees for the Jaycees community carnival September 5, 6, and 7.

MOTION: Councilman Walker moved to waive fees for the Jaycees community carnival, with the exception of fees pertaining to inspection of rides; further, approval of the License Review Board will be required. His motion, seconded by Councilman Rossberg, carried unanimously, there being no objection.

The meeting was regularly adjourned at 11:14 p.m.

	#	#	#	#	#	
Peggy Laverty			24.			City Council
Minute Secretary						August 12, 1980

  
 Sherie L. Nelson, City Clerk

  
 Mayor of the City of Torrance