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22. ORAL COMMUNICATIONS (Continued)

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Adjournment at 11:15 p.m., in memory of Mr. Leo Coleman and Mrs. Erika Grubb.

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Peggy Laverty  
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, October 14, 1980, at 7:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Councilman Brown arrived at 7:09 p.m.  
Absent: None.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Budget Officer Ng led in the salute to the flag.

\* \* \*

Mayor Armstrong announced, with sadness, the passing of Mrs. Erika Grubb, for many years a leader in the Fine Arts and Cultural Program of this City; and the passing of Mr. Leo Coleman, a distinguished leader in the Torrance senior citizen community. The Mayor requested that there be a moment of silence following the invocation in honor of these two fine people.

\* \* \*

4. INVOCATION:

The invocation was provided by Reverend George Johnson, Cathedral of Life Church, followed by a moment of silence in honor of Mrs. Erika Grubb and Mr. Leo Coleman.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of September 9, 1980, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brown not as yet arrived).

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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 Walker, and roll call vote was unanimously favorable (Councilman Brown not as yet arrived).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. PRESENTATION of plaque to Ruby Swart in recognition of 14½ years of service as a Crossing Guard.

The subject plaque, presented by Mayor Armstrong, was accepted, with pleasure, by Mrs. Ruby Swart.

- 8b. PROCLAMATION - "National Business Women's Week" October 19-25, 1980.

- 8c. PROCLAMATION - "Founders Day" in recognition of 59 years of humane service by the members of Pilot Club International.

- 8d. PROCLAMATION - "National Lupus Week" October 19-25, 1980.

So proclaimed by Mayor Armstrong.

- 8e. COMMENDATION to Sharon Asato, South Bay - Nisei JAACL Queen 1980.

Miss Asato graciously accepted the above commendation.

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. STAFF TEAM REPORT ON COLUMBIA PARK INTERIM PLAN.

RECOMMENDATIONS - STAFF TEAM

The Columbia Park Interim Plan Study Team's recommendations are:

1. PARKING

- A. That the amount of parking shown on the Columbia Park interim plan (529 parking spaces) be deemed adequate for the park's proposed facilities.

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- B. That the proposed parking lot on Prairie Avenue be located more southward so that its entrance/exit driveways can be aligned with 187th Street and 188th Street.
- C. That the two originally proposed parking lots on 190th Street be combined and located in the southwest portion of the park with entrance/exit driveways aligned opposite the Standard Brand's driveways.

2. WATER MANAGEMENT

- A. That Columbia Park's drainage problems be handled by grading of the park's contours to retard rain runoff.
- B. That the inclusion or exclusion of a water feature (i.e. lake or lagoon) in the park be decided on its own merits, separate from the park's water drainage problems.

3. COMMUNITY GARDENS

- A. That the Columbia Park community gardens be relocated to the northeast corner of the park on the Southern California Edison Company's right of way.

RECOMMENDATION - PARK AND RECREATION COMMISSION

That the City Council accept the findings and recommendations as presented in the Staff Team Report on the Columbia Park Interim Plan.

MOTION: Councilwoman Geissert moved to concur with the above stated recommendation of Staff and the Park and Recreation Commission. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

\* \* \*

The hour being 7:17 p.m., the Council recessed to an Executive Session to discuss wages, salaries and working conditions, and also pending litigation. Upon returning at 8:00 p.m., the Council considered the following --

14. PERSONNEL MATTERS:

- 14a. TORRANCE LIBRARY EMPLOYEE ASSOCIATION (TLEA) Supplemental Memorandum of Understanding.

MOTION: Councilman Rossberg moved to continue the subject matter for two weeks. His motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

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14b. AFSCME-TME Supplemental Memorandum of Understanding.RECOMMENDATION OF CITY MANAGER:

It is recommended that your Honorable Body:

- 1) Concur in the proposed budget modification;
- 2) Concur in the proposed Supplemental Memorandum of Understanding and adopt the Resolution contained therein.

RESOLUTION NO. 80-228

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES AMENDING RESOLUTION NO. 80-207

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager, and to adopt Resolution No. 80-228. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

15. HEARINGS:15a. A REPORT ON LOCAL SELF-HELP APPROACH TO HOUSING PROBLEMS:

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

Mayor Armstrong announced that this was the time and place for the subject public hearing, following which an in-depth and comprehensive presentation was provided by members of the Staff Housing Task Force. The following RECOMMENDATION was noted:

Staff recommends that your Honorable Body concur with the detailed recommendations contained in the body of this report:

1. Initiate a process for review, update and revision of the Comprehensive General Plan, and in particular the Land Use and Housing Elements.
2. Adopt a short-range strategy consisting of the seven projects listed below to improve the availability of affordable housing:
  - Continuity of existing housing program
  - El Prado-Cabrillo senior citizen/handicapped housing project
  - Cravens-El Prado senior citizen/handicapped housing project

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- Employment Opportunities Project
  - Legislative changes
  - Residential financing assistance for employees of Torrance based firms
  - Cabrillo-Border-Carson housing project
3. Initiate a long-term process for assessment, adoption and implementation of various additional programs taken from the supplemental document, Torrance Housing Programs Catalog.

Audience comments were invited by Mayor Armstrong.

Reverend Gordon Dalby, 111 Paseo de la Playa, representing the Torrance Coalition for Affordable Housing, stated their aim to increase affordable housing in the City of Torrance for seniors, handicapped and low income families, and offered to provide representation on whatever councils or boards are formed to receive citizen input on this issue.

Mr. Jack Henz, 1511 Post Avenue, related his concerns regarding the potential negative effect of the plan as set forth in the areas of the Downtown Redevelopment District, downtown parking, etc.

Scenario "A" was noted as the preference of Mr. Clark Minnick, 16704 Glenburn, and Mrs. Pat Uerkwitz, 23136 Anza Avenue.

Mr. Don Reefer, 2922 West 227th Street, questioned possible legal ramifications of the various plans and inquired regarding details of the concepts presented -- he was advised that such details will be forthcoming in a timely manner.

Mr. John DeGroot, 22859B Nadine Circle, addressed his remarks to Section 8 subsidized rentals, and recommended that any bonding provide that the General Fund revenues of this City pick up any deficiencies therein.

Mr. Ed Greene, 3205 Onrado, pointed out certain details in the program which will need to be worked out.

Representing the Torrance League of Women Voters, Mrs. Kay White, 645 Via Los Miradores, read aloud their correspondence dated October 14, 1980, a matter of official record.

Last to speak from the audience was Mr. Cliff Shirk, 2635 West 235th Street, who expressed his opinion that government is the cause, rather than the answer to housing problems, and recommended that the free market be allowed to determine what should be built in the depressed areas of Torrance. This speaker also recommended doing away with the Redevelopment Agency, and the Planning and Zoning Departments of this City.

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

Council discussion included the following recommendations of Councilwoman Geissert: establish the 50 units of Bonus Section 8 funds for the Cravens/El Prado site as a high priority item; move ahead in a timely manner on additional Section 8 rent subsidies; City Staff work with interested realtors and representatives from apartment owner associations to develop pertinent data; and pursue possible rezoning of certain commercial and industrial properties within the City.

Councilman Brown stated that he would like to see the City move forward with the short range strategies in the spirit that these are living documents and can be changed in the future if deemed appropriate. The following motion was then offered.

MOTION: Councilman Brown moved to concur with the recommendation of Staff as to Recommendations #1 and #2 (page 32), and to refer the long range items to the Council Committee on Planning and Design and such other committees as are appropriate in the future for consideration and review.

Councilwoman Geissert seconded the motion with the understanding that there will be flexibility in siting.

Councilman Brown then clarified his above motion as follows: it is the intent to develop the strategy with the understanding that this be analyzed along with other possibilities, and added to or deleted depending upon the factual information that is not available at this time.

Roll call on Councilman Brown's above motion proved unanimously favorable.

Mayor Armstrong invited all interested parties to attend Committee meetings regarding this subject.

\* \* \*

The hour being 9:35 p.m., a brief recess was called.

\* \* \*

17. ADMINISTRATIVE MATTERS:17a. 1980-1981 REDEVELOPMENT AGENCY ADMINISTRATIVE BUDGET.RESOLUTION NO. 80-229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADVANCING THE SUM OF \$203,630 TO THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE TO FUND THE AGENCY'S 1980-1981 ADMINISTRATIVE BUDGET FOR THE DOWNTOWN TORRANCE, MEADOW PARK, AND FASHION WAY REDEVELOPMENT PROJECTS

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 80-229. Her motion, seconded by Councilman Brown, carried unanimously by roll call vote.

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At 10:55 p.m., the Council recessed and convened as the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 10:57 p.m.

\* \* \*

17b. ROLLING HILLS AVIATION, INC. - ASSIGNMENT OF LEASE VIA 100% STOCK TRANSFER.

Considered later in the meeting - see Page 9.

18. SECOND READING ORDINANCES:18a. ORDINANCE 2981.ORDINANCE 2981

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO EXTEND THE R-H (HILLSIDE OVERLAY) ZONE TO PORTIONS OF THE COASTAL ZONE NOT PREVIOUSLY COVERED AS DESCRIBED IN ZONE CHANGE CASE 79-15, TORRANCE CITY COUNCIL

MOTION: Councilman Wilson moved for the adoption of Ordinance No. 2981, at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

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18b. ORDINANCE 2982.ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING VARIOUS SECTIONS OF ARTICLE 41 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR DEVELOPMENT REGULATIONS FOR BOTH HILLSIDE AND COASTAL ZONE AREAS OF THE CITY

MOTION: Councilman Wilson moved for adoption of Ordinance No. 2982, at its second and final reading. His motion, seconded by Councilman Rossberg, carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker,  
Wilson and Mayor Armstrong

NOES: COUNCILMEMBERS: Brown and Geissert

18c. ORDINANCE 2983.ORDINANCE NO. 2983

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT 3706 SEPULVEDA BOULEVARD AND DESCRIBED IN ZONE CHANGE CASE 80-2 CHRISTIAN D. STEFFERUD

MOTION: Councilwoman Geissert moved for the adoption of Ordinance No. 2983, at its second and final reading. Her motion was seconded by Councilman Walker, and carried by the following roll call vote:

AYES: COUNCILMEMBERS: Geissert, Walker, Wilson and  
Mayor Armstrong

NOES: COUNCILMEMBERS: Applegate, Brown and Rossberg

20. CONSENT CALENDAR:20a. STORM DRAIN IN EL NIDO AREA NORTH OF 186TH STREET (PHASE C) - NOTICE OF COMPLETION.

Considered separately - see Page 9.

20b. AWARD OF CONTRACT for Furnishing Motor Oils and Lubricants  
Ref. Bid No. B80-60 Expenditure: \$29,733.00RECOMMENDATION OF PURCHASING SUPERVISOR:

Award of a contract for the purchase of the required motor oils and lubricants to the Texaco Inc. Company in the total base amount of \$29,733.00, including tax.

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20c. RELEASE OF SUBDIVISION BONDS - TRACT NO. 34003RECOMMENDATION OF CITY ENGINEER:

That the subject bonds be released.

20d. RENEWAL OF ANNUAL CONTRACT FOR GASOLINE AND DIESEL FUELS

Estimated Expenditure: \$450,000.00

RECOMMENDATION OF PURCHASING SUPERVISOR:

Based upon the very good prices currently being offered the City of Torrance, Staff is recommending that your Honorable Body approve of the renewal of the City's annual contract with Chevron-USA for gasoline and diesel in accordance with provisions of the Federal Mandatory Allocation Program for an estimated annual expenditure of \$450,000.00 per year.

20e. PARCEL MAP NO. 13225 (D80-8)

OWNER: Torrance Freeway Business Park, a California Joint Venture

ENGINEER: Psomas and Associates

LOCATION: South Side of 190th Street between Van Ness and  
Western Avenue

NO. OF LOTS: 23

RECOMMENDATION OF CITY ENGINEER:

That the City Council approve Parcel Map No. 13225 and accept the streets dedicated thereon.

MOTION: Councilman Applegate moved to concur with the above stated Staff recommendations on Items 20b, 20c, 20d, and 20e. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

20a. STORM DRAIN IN EL NIDO AREA NORTH OF 186TH STREET (PHASE C)  
NOTICE OF COMPLETION.

At the request of Councilman Brown, this item was held for one week pending receipt of clarification from the City Attorney's office.

The Council returned to --

17b. ROLLING HILLS AVIATION, INC. - ASSIGNMENT OF LEASE.RECOMMENDATION OF CITY ATTORNEY/LAND MANAGEMENT TEAM:

It is recommended that the assignment of lease forms and the amendment to the month-to-month lease be approved as presented and the two attached resolutions be adopted.

Councilman Brown questioned whether or not the breach alluded to in the written material on this item is of substantial legal significance to give the City the ability to terminate the lease or to take some other action to enforce a policy type decision.

City Attorney Remelmeyer responded that, while there is a breach, he is not prepared at this time to state whether or not it is substantial enough to terminate the lease -- if it is the intent of the City Council to pursue this question, he would like an opportunity to research the matter further.

Mr. David Simon, attorney, 20035 Tomlee, pointed out, for the record, that, in his opinion, his client's contractual rights under an existing lease are being improperly altered at this time because of the transfer of stock in the company that has that lease -- those who should properly clear up the breach above referenced are the individuals who transferred the stock to his clients.

Discussion continued. Councilman Brown ultimately asked Mr. Simon if he would state that if his clients sign the lease amendment, they are doing so freely and without reservation or intent to turn around and sue the City. Such a statement was not forthcoming at this time, and the following motion was offered.

MOTION: Councilwoman Geissert moved to hold this item for two weeks to allow the City Attorney an opportunity to pursue the matter of the breach of contract. The motion was seconded by Councilman Brown.

Prior to roll call vote, discussion continued.

Mr. Paul Conway, 575 Esplanade, Redondo Beach, reiterated his previous comments before the Airport Commission and the City Council and urged that this matter not be delayed again.

Mr. Simon returned to question whether or not it is proper and enforceable for the Council to ask someone to waive any rights they may have in order to receive what they are entitled to receive.

From the audience, Ms. Jean Roper, 2051 West 261st Street, Lomita, raised questions about pollution, safety, etc. from jet air traffic. Mayor Armstrong invited this speaker to consult with the Airport Manager or the Director of Building and Safety in this regard; the question of whether or not there should be jet fuel on the Airport is not an issue at this time, per the Mayor.

Also commenting on jet air traffic were: Ms. Maria Ernst, 22908 Adolph Avenue, and Mr. Fred Hershberg, 23127 Audrey Avenue.

Mr. Michael Bettinger, 4011 West 232nd Street, member of CACAN, requested investigation of possible noise violations by Rolling Hills Aviation.

Roll call vote on the motion to hold this item for two weeks proved unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate commended Planning Director Shartle for a job well done on the Self-Help Housing matter (Item 15a).

22b. Councilwoman Geissert suggested that the City logo be modified to include the residential aspect of the City. Staff will follow up.

22c. Regarding Agenda Item 9a. (Columbia Park), Councilman Rossberg reaffirmed the Council's stand that the lake or lagoon is not approved as part of the plan; the decision as to whether or not there is to be such an amenity should have Council input.

22d. Councilman Rossberg requested that the Council take a stand regarding the 1/2 cent sales tax increase, and asked that this be an agenda item next week if possible.

22e. The serious traffic problems at Samuel and Madison Streets were reviewed by Councilman Rossberg, who suggested that the expertise in City Staff be directed toward solving this problem as soon as possible.

22f. It was the request of Councilman Rossberg that the Torrance City buses be better identified than is apparent with the present use of script -- Department of Transportation to follow up.

22g. Councilman Rossberg urged that the City be alert to needs in the area of their contract with Computer Science Corporation.

22h. Councilman Wilson suggested that appropriate recognition be made of Leo Coleman's and Erika Grubb's fine contributions to this City.

22i. Mayor Armstrong noted receipt of an invitation from Toyota Motor Sales to members of the City Council to attend a reception announcing the location of their United States headquarters in the City of Torrance, said reception to be held on Tuesday evening, October 21st. The Mayor requested that Mayor Pro Tem Wilson represent the Council at this event.

22j. Ms. Pam O'Brien, 5005 Sepulveda Boulevard, recommended installation of STOP signs "up and down the street" as a solution to the Samuel/Madison problem.

22k. Mr. Joe Arciuch, 23521 Kathryn Avenue recommended that the Council keep in mind the City's potential liability for noise damages in light of the recent U.S. Supreme Court decision in the case of Westchester vs. LAX.

The meeting was adjourned at 11:15 p.m., in memory of Mr. Leo Coleman and Mrs. Erika Grubb.

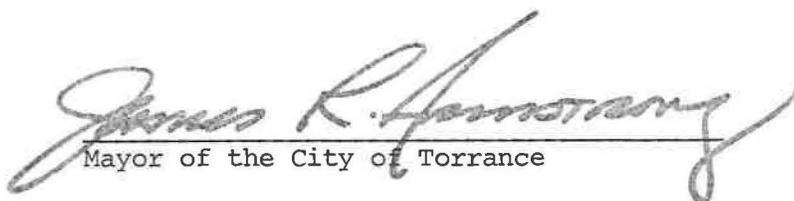
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Peggy Laverty  
Minute Secretary

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Sherie L. Nelson, City Clerk

  
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Mayor of the City of Torrance