

I N D E X

City Council - November 18, 1980

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* * * * *

Ava Cripe
Minute Secretary

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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, November 18, 1980, at 5:30 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 6:50 P.M. Absent: None.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Boy Scout Troop 211 led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Ray Lambert, First Christian Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of September 23, 1980 and September 30, 1980, as recorded. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Geissert abstained; Councilman Brown had not yet arrived at the meeting).

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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 Wilson, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

* * * * *

Mrs. Eva Bisou extended an invitation to all present to attend the Annual Memorial Service for President John F. Kennedy on Sunday, November 23rd, at 1:30 P.M. at Kennedy Square in Downtown Torrance.

* * * * *

7. COUNCIL COMMITTEE MEETINGS:Citizen Development:

Will meet on November 19th with the School Board.

Transportation:

Will meet on November 25th at 6:00 P.M. re: City of Lomita litigation.

8. COMMUNITY MATTERS:8a. PRESENTATION OF PLAQUE TO MRS. JOHNNY ARCERI.

In recognition of her years of service on both the Oil Board and the Environmental Quality and Energy Conservation Commission, Mayor Armstrong presented a plaque commending her efforts to retiring Commissioner Arceri. There was grateful acceptance by Mrs. Arceri.

8b. RECOGNITION OF EDWIN WILKINSON'S SERVICE TO THE CITY.

A plaque, in recognition of 23 years of service to the City of Torrance, was presented to Mr. Ed Wilkinson, Garage Department, who retired on October 31, 1980, by Mayor Armstrong, with acknowledgment and praise for Ed's dependability and competency. Mr. Wilkinson conveyed his sincere appreciation for this recognition.

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8c. PROCLAMATION saluting KABC Talkradio's 20th Anniversary.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. SUR LA BREA PARK - East End Development Construction Bid.

Staff presentations were provided by Deputy City Attorney Quale and Park and Recreation Director Barnett.

* * * * *

In view of the litigation aspects surrounding this matter, it was the direction of Mayor Armstrong that the Council recess for the purpose of an Executive Session regarding same. The hour was 5:55 P.M. The Council returned at 6:15 P.M. and discussion resumed.

* * * * *

It was the recommendation of Director of Park and Recreation Barnett that Council award the bid to Thomsen Landscape for the work at Sur La Brea Park in the amount of \$499,840, and authorize Staff to proceed with plans for the final park development.

MOTION: Councilman Walker moved to concur with the above stated recommendation of the Director of Park and Recreation. His motion was seconded by Councilman Applegate.

Mrs. Dee Hardison,, 2024 West 236th Street, representing the Southeast Torrance Homeowners Association, urged that the park development be expedited -- hopefully, the above action will mean that the work will go forward quickly. Southeast Torrance residents have been good neighbors to the oil operations; it is time that they too put forth such an effort, per Mrs. Hardison.

The chairman of the Park and Recreation Commission, Mrs. Georgan Griswold, commended the Council for "moving forward".

Roll call vote on Councilman Walker's motion was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Agreement for Engineering Services - Crenshaw Boulevard between Maricopa Street and Carson Street.

RESOLUTION NO. 80-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND BERRYMAN AND STEPHENSON, INC., FOR ENGINEERING SERVICES FOR THE WIDENING OF CRENSHAW BOULEVARD BETWEEN MARICOPA STREET AND CARSON STREET, AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SAID AGREEMENT

Councilwoman Geissert moved for the adoption of Resolution No. 80-245. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote (Councilman Brown had not yet arrived at the meeting).

12. PLANNING AND ZONING MATTERS:

- 12a.
- RESOLUTION
- re: CUP 76-61, Chien Sze.

RESOLUTION NO. 80-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A MODIFICATION OF A CONDITIONAL USE PERMIT TO ALLOW THE EXTENSION OF HOURS OF OPERATION OF A RESTAURANT (PEKING 46) TO INCLUDE LUNCH TIME IN THE C-3 ZONE ON PROPERTY LOCATED AT 3800 PACIFIC COAST HIGHWAY - CUP 76-61, CHIEN SZE

Councilman Wilson moved for the adoption of Resolution No. 80-246. His motion was seconded by Councilman Walker.

Councilman Rossberg questioned whether or not the hours should be spelled out (condition #9) -- Deputy City Attorney Quale advised that this matter could be handled administratively.

Roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

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14. PERSONNEL MATTERS:14a. EXECUTIVE SESSION re: hours, wages and working conditions.

See Page 19.

15. HEARINGS:15a. CUP 80-42 and D 80-19, CAROLE WAGNER. Continued hearing on appeal of Planning Commission denial of CUP 80-42 and D 80-19 to allow the demolition of a five-unit apartment building and the construction of a six-unit condominium on property located at 336 Paseo de la Playa.

Mayor Armstrong announced that this was the time and place for the subject continued hearing, and invited comments from the audience.

Attorney Sherman Stacey, representing the proponent, reviewed Ms. Wagner's position in this matter, per his communication, of record. A slide presentation was likewise provided by Mr. Stacey.

Mr. Bob Mueller, resident-owner at 163 Paseo de la Concha, #9, representing the Seacrest Homeowners Association (23 owners), stated that the proposed three-story building should not be built because of its bulk, height, and closeness to their property -- there would be a tremendous impact in the reduction of view, light and privacy. To allow the construction of the proposed building would be a travesty on the Hillside Ordinance, per Mr. Mueller.

Also speaking in opposition to the proposed development were: Dick Yockey, 163 Paseo de la Concha, #16; and Dan Merritt, 163 Paseo de la Concha, #6.

Mr. Jim Kelsey, Riviera Homeowners Association, requested, and received, clarification pertaining to the coastal zone requirements as related to the subject property.

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, with Councilman Brown abstaining.

Councilman Walker affirmed his concerns regarding view protection; however, in his opinion, the builder does have a right to develop his property, and there are similar complexes in the same area.

MOTION: Councilman Walker moved to grant the appeal, subject to the lowering of the total height the 2 ft. that the applicant's engineer has indicated is possible by lowering the garage roof. The motion was seconded by Councilman Wilson.

In the opinion of Councilman Rossberg the views are significantly impacted and in violation of the Hillside Ordinance.

A SUBSTITUTE MOTION was offered by Councilman Rossberg: That the Council DENY THE SUBJECT APPEAL. The substitute motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Rossberg;
Mayor Armstrong.
NOES: COUNCILMEMBERS: Walker, Wilson.
ABSTAIN: COUNCILMEMBERS: Brown (arrived late; did not hear
all the testimony).

15b. D 80-15, BILLY D. AND MARY E. GRAY. Continued hearing on appeal of Planning Commission denial of a Division of Lot to allow the creation of three lots from a single parcel in the Hillside Overlay District at 4076 Bluff Street.

Mayor Armstrong announced that this was the time and place for the subject public hearing, with note of the opinion of Deputy City Attorney Quale that the City may not impose such a condition unless extraordinary conditions exist.

The Mayor then inquired if anyone wished to be heard. There was no response.

Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Planning Department for approval, with conditions, exempting the condition regarding the sewer easement. The motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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

* * * * *

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15c. CUP 80-29, McDONALD'S CORPORATION. Continued hearing on appeal of Planning Commission approval of a Conditional Use Permit to allow the construction of a McDonald's Restaurant in the Best Plaza development in the C-3 PP zone at 20200 Hawthorne Boulevard. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND DENIAL OF APPEAL.

Mayor Armstrong announced that this was the time and place of the continued hearing on CUP 80-29, and inquired if anyone wished to be heard.

Attorney Paul Alanis, representing the appellant, The UMET Trust (owner of the Old Towne Mall), requested that the Council deny CUP 80-29 for the reasons outlined in his October 24, 1980 communication, of record.

Mr. William J. Frisch, 2418 West 171st Street, retail store owner in Best Plaza, representing the Best Plaza Merchants Association, noted their petition, of record, and reviewed the existing "horrendous parking problem." Denial of CUP 80-29 was strongly urged by Mr. Frisch.

The last speaker was Dr. Robert Newkirk, 20052 Hawthorne Boulevard, shop owner in Best Plaza, who affirmed the parking problems at this center.

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

MOTION: Councilman Brown moved to grant the subject appeal and to deny, without prejudice, CUP 80-29 -- but not on the grounds of UMET re: interpretation of the easement agreement but on the grounds that the present parking problem will be exacerbated by issuance of this conditional use permit. The motion was seconded by Councilman Applegate.

Council discussion was directed to overall traffic problems in the area, Planning Commission findings, theater parking, etc.

It was the opinion of Councilman Walker that the traffic problem appears to have been created primarily by the theater, and would prefer that this item be held to permit a survey of the entire parking situation.

A SUBSTITUTE MOTION was offered by Councilman Walker: That Item 15c be held for six weeks so that Staff can come back

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with some analysis as to how the theater affects this situation, and perhaps at that time take a different direction. The substitute motion was seconded by Councilman Rossberg.

It was the recommendation of Mayor Armstrong that any approval of the Planning Commission of any further development on this site be appealed to the Council until a clear picture has been established regarding this issue.

The substitute motion to hold this matter for six weeks FAILED TO CARRY, with roll call vote as follows:

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

The MAIN MOTION to grant the appeal and deny CUP 80-29, without prejudice, CARRIED, with roll call vote as follows:

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

MOTION: Councilwoman Geissert moved that Staff be instructed to conduct a parking survey and study of these two centers -- Best Plaza and Old Towne Mall -- to try to determine the source of the problem, and perhaps make recommendations on a separate set of standards. Further, that Staff review existing standards with recommendations pertaining thereto. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

It was the request of Councilman Brown that the record specifically state that the decision of the Council was not based on the easement issue, but on the parking problems.

* * * * *

15d. V 80-3, CECIL AND MARILYN WYMAN. Request for a Variance to allow a 236-square foot addition to an existing single-family residence, and to allow retention of an undersized garage in the R-2 zone at 1628-30 Hickory Avenue. PLANNING COMMISSION RECOMMENDS APPROVAL OF REQUEST. PLANNING DEPARTMENT RECOMMENDS DENIAL.

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, and inquired if anyone wished to be heard.

The proponent, Mrs. Marilyn Wyman, was present to answer any questions and to indicate concurrence with conditions.

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

MOTION: Councilwoman Geissert moved to concur with the recommendation of the Planning Commission for approval of V80-3, subject to Staff conditions. Her motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

RESOLUTION NO. 80-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF 236 SQUARE FEET TO AN EXISTING ONE-BEDROOM UNIT WITH THE RETENTION OF A SUBSTANDARD GARAGE AS APPLIED FOR BY CECIL AND MARILYN WYMAN
CASE NO. V 80-3

Councilwoman Geissert moved for the adoption of Resolution No. 80-247. Her motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

* * * * *

The hour being 7:50 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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15e. UMTA CAPITAL IMPROVEMENT GRANT.

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, 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; roll call vote was unanimously favorable.

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

RESOLUTION NO. 80-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, FOR A MASS TRANSPORTATION CAPITAL IMPROVEMENT GRANT UNDER THE URBAN MASS TRANSPORTATION ACT OF 1964, AS AMENDED

Councilman Wilson moved for the adoption of Resolution No. 80-248. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

* * * * *

15f. PP 80-29 SHERMAN W. COHEN. Continued Hearing on appeal of Planning Commission approval of a Precise Plan of Development to allow the installation of seven or eight solar panels at a thirty-six degree slope in the Hillside Overlay District at 3843 Bluff Street.

Mayor Armstrong announced that this was the time and place for the subject continued public hearing. Building and Safety Director McKinnon reported on meeting held on this matter (per memo of November 13, 1980, of record) with note of the fact that the problem was not resolved.

Mr. Sherman W. Cohen, 3843 Bluff Street, stated that he has brought the panels down as far as he possibly can, with a resultant substantial loss in energy by the present installation.

Next to speak was Mr. Harry Henrickson, 3828 Bluff Street, who reaffirmed his strong objections to the solar panel installation -- these objections are contained in Mr. McKinnon's November 13th memorandum. A fair compromise, in the opinion of Mr. Henrickson, would be for Mr. Cohen to lower the panels to the roof, giving him the option to add an extra panel to make up for energy loss.

Mr. Jim Kelsey, Riviera Homeowners Association, indicated their support of alternative energy-collecting and producing projects; however, solar panels or any other physical structure collecting or producing energy should be covered under Article 41 of the Hillside Overlay Zone, citing appropriate sections thereof. There are sufficient alternatives, per Mr. Kelsey, which make it unnecessary to alter building and view guidelines. Further, the Planning Department should obtain outside, unbiased, professional technical advice as to the efficiency of such projects -- the best possible decisions should be made, and strongly supported, by the City, in order to insure local control, per Mr. Kelsey.

Mr. Cohen returned to provide information from the California Energy Commission -- Mr. Henrickson, to supply further technical data in the matter of solar panels.

There being no one else who wished to be heard, Councilman Walker moved that the hearing be closed. His motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

Council discussion ensued. It was the opinion of Councilman Rossberg that while he would prefer that the panels

be flat, and that they be installed with a building permit, there is not a significant view loss in this case.

MOTION: Councilman Rossberg moved to deny the appeal and concur with the Planning Commission for approval of PP 80-29, subject to Staff conditions. The motion was seconded by Councilman Applegate.

Councilman Brown was of a different opinion -- he felt there was a significant view loss, and expressed concern about the way this matter was handled; many of the problems could have been avoided had it been handled properly. Further, per Mr. Brown, when someone is creating a personal benefit, as with these solar panels, that their neighbors should not have to bear any of the cost.

A SUBSTITUTE MOTION was, therefore, offered by Councilman Brown: That the appeal be granted, concurring with the Staff recommendation for denial, without prejudice, so that Mr. Cohen, if he so chooses, can process this matter as a project that conforms to the Hillside Ordinance and does not block the Henrickson's view. The substitute motion was seconded by Councilwoman Geissert, but FAILED TO CARRY, with roll call vote as follows:

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

Council discussion resumed. Councilman Rossberg AMENDED HIS MAIN MOTION to add the following condition: "No additional solar installation shall be done without approval of the Planning Commission." The amended motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

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

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

RESOLUTION NO. 80-249

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, APPROVING
A PRECISE PLAN OF DEVELOPMENT TO ALLOW

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THE INSTALLATION OF SOLAR COLLECTORS
 18 TO 20 INCHES ABOVE THE ROOF RIDGE
 LINE IN THE HILLSIDE OVERLAY DISTRICT
 IN THE R-1 ZONE ON PROPERTY LOCATED AT
 3843 BLUFF STREET - PP 80-29, SHERMAN W.
 COHEN

City Clerk Nelson noted the need to amend Paragraph 3 to state: "WHEREAS, on November 18, 1980....."

MOTION: Councilman Rossberg moved for the adoption of Resolution No. 80-249, as above amended. His motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

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

15g. CITIZEN COMMENTS re: City's progress and performance relative to Housing and Community Development projects and activities.

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, and inquired if anyone wished to be heard.

Mr. William Bolte, 3455 Emerald Street, requested, and received, clarification pertaining to expenditures related to accessibility projects. It was the direction of the Mayor that any desired records be made available to Mr. Bolte.

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

MOTION: Councilwoman Geissert moved to concur with the recommendation of the City Manager: That City Council solicit citizen comments on the City's performance relative to Community Block Grant projects and activities, and that Staff be directed to submit such comments as a part of the Grantee Performance Report, which was submitted to HUD on September 30, 1980. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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17. ADMINISTRATIVE MATTERS:

17a. Ad-Hoc Committee Report re: Armed Forces Day.

RECOMMENDATION OF AD HOC COMMITTEE RE: ARMED FORCES DAY.

That your Honorable Body would concur in:

1. Committing itself to a 1981 Armed Forces Day Parade and observance;
2. Appropriate an amount not to exceed \$25,000 as the City's commitment toward costs related to that observance; and
3. State as a matter of policy a long range commitment of the City of Torrance to an annual observance of Armed Forces Day.

MOTION: Councilman Rossberg moved to concur with the above stated recommendations of the Ad Hoc Committee re: Armed Forces Day. The motion was seconded by Councilman Walker.

Long range projections for an Armed Forces Day Committee involving the entire community were reviewed by Councilman Applegate.

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

17b. RESOLUTION re: Rolling Hills Aviation - Assignment of Lease via 100% Stock Transfer.RECOMMENDATION OF CITY ATTORNEY/LAND MANAGEMENT TEAM.

That the assignment of the long term, former Douglas lease be approved and that the amendment to the month-to-month tenancy lease be approved. There are two resolutions approving these amended leases, authorizing the Mayor and City Clerk to execute the necessary documents on behalf of the City. It is recommended that these resolutions be adopted.

Councilman Brown inquired of Mr. David Simon, attorney representing Mr. Paul Conway, if he was able to represent to this Council that Mr. Conway and Rolling Hills Aviation, Inc. are freely and voluntarily and without reservation of any type accepting the conditions being imposed by the City. An affirmative response was made by Mr. Simon.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Attorney and the

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Land Management Team. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

RESOLUTION NO. 80-250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AMENDMENT TO THAT CERTAIN AIRPORT MONTH-TO-MONTH LEASE WITH ROLLING HILLS AVIATION, INC., AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE IT ON BEHALF OF THE CITY

Councilman Applegate moved for the adoption of Resolution No. 80-250. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

RESOLUTION NO. 80-251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A SALE OF ALL THE OUTSTANDING SHARES OF CAPITAL STOCK IN ROLLING HILLS AVIATION, INC. TO NEW SHAREHOLDERS DEEMED TO BE AN ASSIGNMENT, AND AN AMENDMENT TO AIRPORT LEASE AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THE AMENDMENT TO AIRPORT LEASE AND A CONSENT TO ASSIGNMENT ON BEHALF OF THE CITY

Councilman Wilson moved to adopt Resolution No. 80-251. His motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

17c. AWARD OF CONTRACT - Re: Purchase of Budgeted 4-Wheel Street Sweeper.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body:

1. Allow Staff to purchase the 4-Wheel Street Sweeper;
2. Direct the City Attorney to review the ordinance governing purchasing and develop recommendations for handling exceptional opportunities.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

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- 17d. REQUEST FROM TORRANCE MEMORIAL HOSPITAL for waiver of a portion of the Construction Tax.

Withdrawn, at the request of Torrance Memorial Hospital -- there were no objections, and it was so ordered.

18. SECOND READING ORDINANCES:

- 18a. ORDINANCE NO. 2985. (RE: Employee Appointments)

ORDINANCE NO. 2985

AN ORDINANCE OF THE CITY OF TORRANCE
AMENDING ARTICLE 5 AND ARTICLE 20 OF
DIVISION 1, CHAPTER 4 OF THE TORRANCE
MUNICIPAL CODE

Councilman Wilson moved for the adoption of Ordinance No. 2985 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

- 18b. ORDINANCE NO. 2984.

ORDINANCE NO. 2984

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 1029 CRAVENS AVENUE AND
1028 ARLINGTON AVENUE
ZC 80-7, HOME SAVINGS AND LOAN ASSOCIATION

Councilman Walker moved for the adoption of Ordinance No. 2984 at its second and final reading. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

20. CONSENT CALENDAR.

- 20a. RELEASE OF SUBDIVISION DEPOSITS - Tract No. 33864.
Statewide Investors (Roy E. Hearrean)

RECOMMENDATION OF CITY ENGINEER:

That the subject Money Market Certificate Passbook be released.

- 20b. INSTALLATION OF TRAFFIC SIGNAL at 231st Street and
Arlington Avenue - Contract No. B80-45.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

That the work be accepted as completed and final payment made to Sherwin Electric Service.

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- 20c. INSTALLATION OF STORM DRAIN FACILITIES AND INITIATION OF PRELIMINARY ENGINEERING FOR 223RD STREET - Washington and Plaza del Amo.

RECOMMENDATION OF CITY ENGINEER:

That \$40,000 in Gas Tax Funds be appropriated for:

- a. Storm drain lateral and inlet construction on the south side of Plaza del Amo west of Arlington Avenue; and
- b. Preliminary engineering for improvement of 223rd Street from Crenshaw Boulevard to Arlington Avenue.

- 20d. AWARD OF CONTRACT for the Installation of Civic Center Lighting.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That the contract for this project be awarded to Phoenix Electric for \$65,102 and that all other bids be rejected.

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

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The hour being 9:35 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:36 P.M.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate recommended that the City submit a Local Coastal Plan exactly "the way we like it", even if it might be rejected -- there would be a greater risk in not submitting a Plan.

The timetable on this matter was reviewed, with note of the January 1st deadline.

22b. Councilman Applegate urged that the City go on record as supporting the two-thirds majority concept as related to Proposition A re: increased sales tax. Following discussion, it was agreed that there should be further input and analysis from Staff.

22c. Councilman Applegate requested a report from the Building and Safety Department and the Planning Department re: current backlog over the counter.

22d. Councilwoman Geissert reported on the favorable news re: the application for environmental license plate funds and the likelihood that the City will receive a substantial portion of that money.

22e. Councilman Rossberg requested that the Council be notified in future cases where a silhouette has been erected in order that every effort may be made by Councilmembers to view same.

22f. Councilman Rossberg commended Mayor Armstrong for his fine communications directed to newly elected officials, and recommended that a like letter be sent to President-elect Reagan, particularly in view of his recent comments regarding local control, and, further, invite him to the Armed Forces Day Parade.

22g. Mayor Armstrong requested a report from Park and Recreation Director Barnett regarding the anticipated effect of the passage of Proposition 1.

22h. Mr. Leonard Swanson, 1924 West 235th Street, reported on problems surrounding a tree in his parkway -- Staff will investigate this situation.

22i. Mr. Sheldon Donovan, 5305 Carol, reported on a long delay at the Del Amo Shopping Center for the Hollywood Riviera Bus #4 -- Staff will check into this.

22j. Ms. Louise Kashia, 3402 - 229th Street, described vandalism to her home as a result of the removal of the railroad spurs, tracks and a high fence by the City and subsequent invasion by school children. Mayor Armstrong outlined remedial measures to be taken by Staff; the matter will be further reviewed, with a report back to the Council.

22k. Mr. Neil Campbell, president, Credit Bureau of Torrance, 1266 Sartori Avenue, provided a lengthy presentation, accompanied by slides, regarding the filthy conditions existing in alleys in the Downtown Area in the vicinity of certain apartment buildings. Also described by Mr. Campbell were the deplorable living conditions in the apartments, the recent change in ownership of the apartment buildings, the detrimental impact on adjacent properties, etc. -- there should be some protection by the City from this type of filth, per Mr. Campbell.

Discussion ensued, with input by Staff regarding their various experiences at the subject location -- City Manager Ferraro will return with a detailed report and analysis on this matter.

Mr. Nick Drale, 1500 El Prado Avenue, affirmed the comments offered earlier by Mr. Campbell.

221. Mr. Keith Fortune, 12 Encanto Drive, Rolling Hills Estates, reviewed the circumstances of a private school, recently housed at Parkway School, now relocated at the Samoan Methodist Church -- permission to continue this operation at the church on a temporary basis was requested by Mr. Fortune.

The established procedures were outlined by Planning Director Shartle and Assistant to the City Manager Payne. It was the direction of Mayor Armstrong that possible solutions to this problem be reviewed with Staff members, followed by a recommendation to the Council.

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ITEM 14a. - PERSONNEL SESSION.

The hour being 10:40 P.M., the Council recessed for an Executive Session, returning at 11:00 P.M. to take the following action: (Re: Equipment Superintendent)

RESOLUTION NO. 80-252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING EMPLOYMENT COMPENSATION FOR CERTAIN MANAGEMENT EMPLOYEES AMENDING RESOLUTION NO. 80-156

Councilman Wilson moved for the adoption of Resolution No. 80-252. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

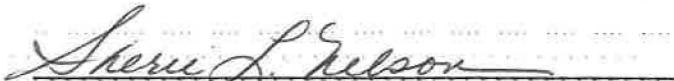
The meeting was regularly adjourned at 11:02 P.M.

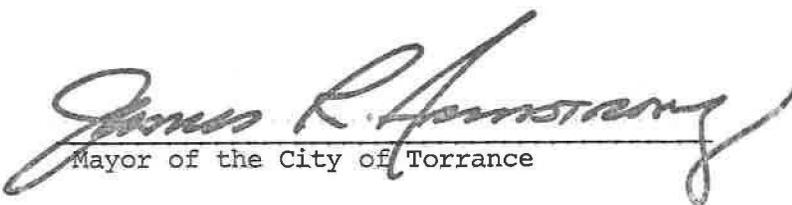
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Ava Cripe
Minute Secretary

19.

City Council
November 18, 1980


Sherie L. Nelson, City Clerk


Mayor of the City of Torrance