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City Council - November 25, 1980

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Adjourned at 10:43 P.M.

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 25, 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:

City Traffic Engineer Collins led in the salute to the flag.

4. INVOCATION:

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

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of October 7th, October 14th and October 21st, 1980, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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

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be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee:

Met this date re: City of Lomita Airport Litigation.

Finance Committee:

First Quarterly Budget Review will be held on December 10th.

8. COMMUNITY MATTERS:

8a. Introduction of Kashiwa, Japan Visiting Educators.

Mayor Armstrong warmly welcomed and introduced Messrs. Toshio Kochiya, Osamu Iwai, Koujiro Narushima, Nobuyoshi Ugai and Kyoko Miyama -- visiting educators from Kashiwa, Japan.

8b. RESOLUTION commending William G. Willett on his appointment as Judge of the South Bay Municipal Court.

RESOLUTION NO. 80-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING WILLIAM G. WILLETT, JUDGE OF THE SOUTH BAY MUNICIPAL COURT, FOR HIS FAITHFUL SERVICE AND DEVOTION TO DUTY AS PROSECUTOR OF THE CITY OF TORRANCE

Councilwoman Geissert moved for the adoption of Resolution No. 80-253. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

There was grateful acceptance of this recognition by Judge Willett.

8c. ENERGY CONSERVATION AWARDS:

Representing the Environmental Quality and Energy Conservation Commission, Commissioner Sullivan made the following Energy Conservation Awards:

Industrial:

Mobil Oil Corporation
Torrance Refinery Employees

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Commercial:
Bank of America NTSA
Sepulveda/Hawthorne Branch

Architectural Design:
Creighton C. Nolte, AIA

Residential:
The Heise Family
18425 Patronella

- 8d. PROCLAMATION - "Irving Stone Week" - November 23rd through November 29, 1980.

So proclaimed by Mayor Armstrong.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. Appeal of Traffic Commission denial of a request for traffic signals on 235th Street near Juniper Avenue.

RECOMMENDATION OF TRAFFIC COMMISSION/POLICE DEPARTMENT/DEPARTMENT OF TRANSPORTATION: That the requests for installation of traffic signals on 235th Street at either Elm Avenue or Juniper Avenue be DENIED.

Staff presentation was provided by City Traffic Engineer Collins, following which Mayor Armstrong invited comments from the audience.

Mrs. Lenore Johnson, 23059A Nadine Circle, stated that there is no opposition to the installation of a traffic light at Juniper or Elm and 235th Street, but there is opposition to the removal of the traffic light at Nadine Circle and Maple Avenue.

Ms. Terry Hayes, 2636 West 235th Street, pointed out the struggle to cross 235th Street and urged that the Council take prompt action in this matter.

Speaking in opposition to removal of the Nadine/Maple Avenue signal was Ms. Roselle Wilburn, New Horizons resident. Ms. Diane Happy, 2636 - 235th Street, Apt. B, cited the traffic hazards on 235th Street; there is a serious need for some relief, even a cross-walk.

Formal action taken by the Council is reflected below:

MOTION: Councilman Rossberg moved that the Council NOT ACCEPT the Department of Transportation's recommendation

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to consider the removal of the traffic signal at Nadine and Maple. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

MOTION: Councilwoman Geissert moved that the Council grant the request to install a traffic signal in the vicinity of 235th and Juniper. THE MOTION DIED FOR LACK OF A SECOND.

MOTION: Councilman Wilson moved to continue Item 10a for three weeks in order to have the recommendations of the Citizens Ad Hoc Committee. The motion was seconded by Councilman Rossberg, and carried, with roll call vote as follows:

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

12. PLANNING AND ZONING MATTERS:

12a. EMERGENCY ORDINANCE imposing a moratorium on construction in the area of Old Towne Mall/K-Mart/Best Plaza.

ORDINANCE NO. 2986

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE IMPOSING A MORATORIUM ON
THE CONSTRUCTION OF BUILDINGS AND STRUCTURES
AND THE GRADING OF REAL PROPERTY WITHIN THE
AREA DESCRIBED HEREIN (OLD TOWNE MALL/K-MART/
BEST PLAZA), AND DECLARING THE PRESENCE OF AN
EMERGENCY

It was the recommendation of Councilman Brown, concurred in by the Council, that SECTION 6 be revised to state: ".....shall not apply to the repair or maintenance of any structure presently existing in the SUBJECT AREA which shall not, in the judgment of the Building and Safety Director, increase the parking usage."

MOTION: Councilman Wilson moved for the adoption of Emergency Ordinance No. 2986 at its first and only reading, as above amended. His motion was seconded by Councilman Brown, and carried, with roll call vote as follows:

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

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- 12b. COMMERCIAL REHABILITATION LOAN - Richard L. Neese, D.C. - Medical Professional Building.

RECOMMENDATION OF COMMUNITY DEVELOPMENT STAFF:

That the City Council approve the subject Commercial Rehabilitation Loan, as approved by the Commercial Loan Rehabilitation Loan Board as follows:

1. That \$175,000 be approved for the first story of the structure and that the applicant appropriate \$75,000 of his own funds for the construction of the second story;
2. That the applicant make a reasonable effort to rent the office space to establishments that have a principal patronage of the Downtown Torrance area; and
3. That the applicant obtain a second bid for the proposed project.

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

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTION amending the Rates and Charges for Facilities and Services at Torrance Municipal Airport.

RESOLUTION NO. 80-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 78-113 BY CHANGING REFUSAL OF CLEARANCE FEES FROM PERCENTAGE TO FIXED RATE

Councilwoman Geissert moved for the adoption of Resolution No. 80-254. Her motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

- 17b. LEASE AND DEVELOPMENT STANDARDS FOR AVIATION SERVICES AND ACTIVITIES AT THE TORRANCE MUNICIPAL AIRPORT.

MOTION: Councilman Brown moved to refer Item 17b to Staff and then on to the Transportation Committee. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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17c. REQUEST FOR EXTENSION OF LEASE TERM AND EXPANSION OF LEASEHOLD - Chester Lancaster dba Blue's Flying Service.

MOTION: Councilman Brown moved to hold Item 17c pending completion of the Guidelines and then go forward with the Guidelines as set forth. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Geissert, Walker, Wilson; Mayor Armstrong.
 NOES: COUNCILMEMBERS: Rossberg (cannot see any major changes re: Item 17b; could comfortably go ahead with 17c.)

Councilman Rossberg commended the Airport Commission on a very fine job -- the Council concurred in this commendation.

17d. CITIZEN REQUEST TO BUILD STAIRWAY ON A 40-FOOT STRIP OF CITY PROPERTY between Vanderhill Road to Zakon Road.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That your Honorable Body declare the strip surplus and that the City Manager be authorized to negotiate sale at a nominal fee. It is further recommended that the City Manager investigate a similar disposition for strips 3 and 4.

Noted by Mayor Armstrong was communication from Mr. John Davies, 5201 Vanderhill Road, objecting to the Staff recommendation.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Land Management Team. The motion was seconded by Councilman Walker.

Mr. Lee Gill, 5013 Zakon Road, reviewed the critical need for improvement of the subject easement.

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

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17e. ACTION PLAN TO REVITALIZE AND REHABILITATE EXISTING CAPITAL INVESTMENTS FINANCED WITH LOCAL REVENUE SOURCES.

RECOMMENDATION OF CITY MANAGER/BUDGET REVIEW TEAM:

That the proposed capital improvement project needs and priorities as summarized in Schedule A, of record, be forwarded to the City Council Finance and Governmental Operations Committee for consideration and recommendation to the full City Council.

It was the recommendation of Councilman Rossberg, based on the extensive considerations necessary, that the matter be scheduled for a Workshop Session with the entire Council in attendance. Mr. Rossberg so MOVED; the motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

17f. LA CASA DE VIDA LEASE.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the City Council approve a 60-day temporary waiver of the apparent breach and direct the Land Management Team to enter into negotiations with La Casa de Vida. Upon completion of the negotiations an amendment to the lease would be presented to the City Council for review and adoption.

Councilman Brown announced that inasmuch as he is a member of the subject club, he will ABSTAIN in this matter.

MOTION: Mayor Armstrong moved to concur with the above stated recommendation of the Land Management Team. His motion was seconded by Councilman Rossberg.

Council discussion ensued -- of primary concern was the failure of La Casa de Vida to comply with conditions imposed on the operation in what appears to be a flagrant disregard for those conditions.

A SUBSTITUTE MOTION was offered by Councilman Applegate: That the Council revoke the lease of the right of the restaurant operator to continue to operate under the La Casa de Vida lease, in accordance with terms of the lease. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Walker, Wilson.

NOES: COUNCILMEMBERS: Rossberg; Mayor Armstrong.

ABSTAIN: COUNCILMEMBERS: Brown.

It was clarified by Councilman Applegate that the intent of his substitute motion is that the illegal activity cease

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immediately, noting that there may be subsequent negotiations with the Land Management Team. Noted by Assistant to the City Manager Payne was that the above action would follow through on the Breach Notice delivered to La Case de Vida on October 29th which stated: "...This is deemed to be a breach of the lease agreement, and in accordance with the terms and conditions of the lease, you are hereby notified that you have 30 days to cease and desist those elements of the sublease which are in direct violation of the 'Use' provisions."

20. CONSENT CALENDAR:

20a. DISPOSAL OF OBSOLETE AUTOMOTIVE/EQUIPMENT HARDWARE IN CITY INVENTORY VIA SEALED BID PROCESS.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:
That Council authorize the disposal of this obsolete stock utilizing the sealed bid process, including public advertising of the sale.

20b. AWARD OF CONTRACT for Furnishing Mobile Vehicle Lifting System. Ref. Bid No. B80-71 Expenditure: \$22,853.60 Funding: SB 325 Funds

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
That Council award a contract to the Transportation Equipment Development Company for the Vehicle Lift System in the total amount of \$22,853.60, including tax.

20c. AWARD OF CONTRACT - To Furnish and Install Traffic Signal Loop Detectors on Palos Verdes Boulevard at Via Monte D'Oro and Calle Miramar. Ref. Bid No. B80-62. Expenditure: \$5,895.00

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
That Council award a contract to furnish and install the required eight Traffic Signal Loop Detectors to the low bidder, C.T.&F., Inc., of Bell Gardens, in the amount of \$5,895.00, including tax.

20d. AWARD OF CONTRACT - Purchase of 4 Budgeted Police Motorcycles. Ref. Bid #B80-75 Expenditure: \$18,634.80

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:
That Council award a contract for the purchase of four motorcycles to the low bidder, the Rich Budelier Company of Los Angeles, California, in the amount of \$18,634.80, including tax.

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

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At 8:45 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:46 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro extended best wishes for a Happy Thanksgiving to the Council, on behalf of Staff.

22b. City Manager Ferraro commended the television appearances of Fire Chief DeYoung and Building and Safety Director McKinnon discussing the matter of fire protection in high rise buildings.

22c. Councilman Applegate requested Staff investigation re: what appears to be a mobile home park at the Airport.

Also noted by Mr. Applegate was the Christmas tree lot behind the auto parts store at Del Amo and Hawthorne which takes up the entire parking lot -- Staff review was requested.

22d. Councilman Applegate offered the suggestion that the City seek reimbursement for expenses related to the recent visit of President Carter to the City of Torrance.

22e. Councilman Brown advised that both he and Councilman Walker will be absent from the December 2nd Council meeting in that they will be in attendance at the National League of Cities meeting, and requested excused absences. There were no objections, and it was so ordered.

22f. Councilman Brown reviewed the matter of the SCAG Section 8 funds and urged the use of "political muscle".

22g. Councilwoman Geissert suggested that there be "light treading" re: the visit of President Carter; Staff to return to Council with some further guidance on an appropriate manner of handling this situation.

22h. Councilwoman Geissert discussed the SCAG/Section 8 matter, and recommended that Staff meet with appropriate SCAG representatives, as well as contact by Councilmembers with these representatives.

22i. Councilman Rossberg added his comments re: SCAG/Section 8, indicating concurrence with the course of action recommended by Councilwoman Geissert -- involvement with Congressmen Dornan and Anderson was also recommended by Mr. Rossberg. It was the opinion of Councilman Rossberg that if HUD fails to keep its promise that the City be prepared to take appropriate action to recover any monies expended by the City, based on information provided by HUD.

22j. Councilman Rossberg stated his interest in obtaining reimbursement of funds expended for President Carter's visit to Torrance, deeming this "strictly a campaign trip."

22k. Councilman Rossberg expressed Happy Thanksgiving wishes and enumerated a number of things to be thankful for, including the City's excellent Staff of dedicated employees.

22l. Councilman Walker expressed appreciation to all who joined in wishing him "Happy Birthday" after last Tuesday's Council meeting.

22m. It was the comment of Councilman Walker that the visit of President Carter brought great prestige to the City of Torrance, and indicated concurrence with Mrs. Geissert's position.

22n. Councilman Wilson conveyed Happy Thanksgiving wishes, with special appreciation for his association with Councilmembers, Staff and the community.

22o. Mayor Armstrong reviewed the many factors surrounding the visit of President Carter, the decisions made, etc. -- the Mayor would concur that this brought great prestige to Torrance. If this reimbursement is to be pursued, it should be done in a discreet manner and for only those things properly charged.

22p. Mayor Armstrong advised that he will be meeting with SCAG representatives, accompanied by Councilmembers Geissert and Rossberg, relative to the Section 8 matter -- all other appropriate contacts should be made by Councilmembers.

22q. Mr. Ed Greene, Madrona Homeowners Association, 3205 Onrado Street, noted the need for completion of the center dividers on Madrona Avenue and the eastern side of the street. A status report was provided by City Engineer Weaver.

22r. Ms. Chris Carroll, 3400 Laurel Avenue, Manhattan Beach and Ms. Diana Fortune, 12 Encanto, Rolling Hills Estates, representing the International Academy, reviewed the problems presented this school (expanding on presentation of November 18th),

and requested Council approval of a temporary stay of the school at Samoan Methodist Church, with note of efforts to relocate elsewhere. Also pointed out was City action relative to revocation of the Variance issued the Methodist Church due to the International Academy usage.

Council discussion ensued and was directed to: alternate arrangements and locations, the Parkway School situation, Fire Department requirements, etc.

Formal action taken by the Council is reflected below:

MOTION: Councilman Walker moved that the Council place a 30-day time frame, from November 26, 1980, on the violation notification to the Methodist Church. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

It was the direction of Mayor Armstrong that Staff assistance be provided the school representatives in their relocation efforts.

22s. Mayor Armstrong announced that Councilwoman Geissert has assumed Mayor Pro Tem duties.

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At 9:40 P.M. the Council recessed for an Executive Session, returning at 10:40 P.M. to take the following action:

MOTION: Councilman Applegate moved to concur with the recommendation of Deputy City Attorney Quale re: Watt vs. the City of Torrance to approve a court-suggested settlement of \$7500.00. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the recommendation of Deputy City Attorney Quale and City Manager Ferraro for settlement of the Fay case. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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

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RESOLUTION NO. 80-255

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

Councilman Applegate moved for the adoption of Resolution
No. 80-255. His motion, seconded by Councilman Wilson, was unani-
mously approved by roll call vote.

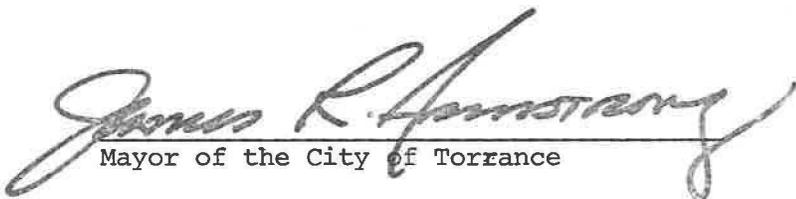
The meeting was regularly adjourned at 10:43 P.M.

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Ava Cripe
Minute Secretary

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Sherie L. Nelson, City Clerk


Mayor of the City of Torrance