

I N D E X

City Council - December 9, 1980

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	2
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Proclamation - Bill of Rights Week	2
8b. Proclamation - Salvation Army Christmas Kettle Day	2
8c. Presentation to Tracy Beretta	2
8d. Introduction of New Police Officers and Fire Fighters	2
8e. Resolution re: Recognition of John and Claire Crain	2
8f. Plaque to Lynn Molchan	3
<u>9. LIBRARY/PARK AND RECREATION MATTERS:</u>	
9a. Resolution re: Agreement with Torrance Sister City Association	3
9b. Community Survey re: Park and Recreation Services	3
9c. Dog Obedience Club Donation	4
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re: use of Mechanical Refuse Collection Truck	4
10b. Proposed Vacation of Portions of 190th Street and Hawthorne Boulevard	5
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Local Coastal Program	8
12b. Renegotiation and Renewal of Property Rehabilitation Loan Agreement with Bank of America	9
12c. Mobile Home Improvement Programs	7
<u>15. HEARINGS:</u>	
15a. Zone Change and General Plan Amendment applications and other options - Parkway School site/ Local Coastal Land Use Plan	5-7
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Resolution re: Award of Lease - Urban West Communities	10
<u>18. SECOND READING ORDINANCE:</u>	
18a. Ordinance No. 2987	10
<u>20. CONSENT CALENDAR:</u>	
20a. Reduction of Subdivision Deposits - Tract No. 37302	11
20b. Equipment Insurance	11
20c. Preliminary Engineering - Skypark Drive	11
20d. Award of Contract - Purchase of Fire Fighting Boots	11

<u>SUBJECT:</u>	<u>PAGE</u>
22. <u>ORAL COMMUNICATIONS:</u>	
22a. City Manager Ferraro re: departure of City Engineer Weaver	12
22b. City Manager Ferraro re: passing of Mr. Paul Schwegler	12
22c. Councilman Brown re: National League of Cities meeting	12
22d. Councilman Rossberg re: Washington, D.C. trip and Armed Forces Day	12
22e. Mayor Armstrong re: CETA program	12
22f. Mayor Armstrong re: Madrona Marsh	12
22g. Mr. Leon Hineman re: police response	12
22h. Fire Chief DeYoung re: Mobil Oil safety improvements	12
22i. Mr. Jim McDaniel re: Coastal Commission legislation	13

* * * * *

Ava Cripe
Minute Secretary

ii.

City Council
December 9, 1980

December 9, 1980

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, December 9, 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:

Miss Nancy Stephenson led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

* * * * *

Mayor Armstrong, on behalf of the Council, expressed condolences to Councilman and Mrs. Walker on the loss of her father, Mr. Paul Schwegler.

* * * * *

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of October 28, 1980, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

1. City Council
December 9, 1980

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.

7. COUNCIL COMMITTEE MEETINGS:Finance Committee:

December 10th at 5:00 P.M. - Quarterly Budget Review.

8. COMMUNITY MATTERS:

8a. PROCLAMATION - "Bill of Rights Week" - December 14-20, 1980.

8b. PROCLAMATION - "Salvation Army Christmas Kettle Day" -
December 20, 1980.

So proclaimed by Mayor Armstrong.

8c. PRESENTATION TO TRACY BERETTA.

A plaque honoring Miss Tracy Beretta, South Bay Junior Miss 1981, was presented by Mayor Armstrong, with grateful acceptance by Miss Beretta.

8d. INTRODUCTION OF NEW POLICE OFFICERS AND FIRE FIGHTERS.

Introduced to the Council by Chief Nash were 14 new Police Officers, and, by Chief DeYoung, 3 new Fire Fighters. Congratulations and good wishes were extended by the Council.

8e. RESOLUTION re: Recognition of John and Claire Crain for their community service.

RESOLUTION NO. 80-258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE HONORING JOHN AND CLAIRE CRAIN FOR
THEIR OUTSTANDING CONTRIBUTIONS TO THE CITY OF
TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 80-258. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

2.

City Council
December 9, 1980

8f. PLAQUE TO LYNN MOLCHAN.

A Plaque of Appreciation was presented Ms. Lynn Molchan, retiring Fine Arts commissioner, by Mayor Armstrong; the plaque was accepted with much gratitude by Ms. Molchan.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. RESOLUTION re: Agreement with Torrance Sister City Association.RESOLUTION NO. 80-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE SISTER CITY ASSOCIATION FOR THE PERFORMANCE OF SPECIFIED SERVICES TO THE CITY FOR THE FISCAL YEAR 1980-81

Councilman Brown moved for the adoption of Resolution No. 80-259. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

9b. COMMUNITY SURVEY RE: TORRANCE PARK AND RECREATION SERVICES (PARK AND RECREATION COMMISSION).RECOMMENDATIONS:

As a result of the input received through the Community Survey, the Park and Recreation Commission recommends that:

1. The City Council consider the appropriation of funds for the installation of security lighting on neighborhood parks.
2. The City review its long-range plans for constructing an indoor aquatics complex that would provide the residents of Torrance with a swimming pool that could be used year-round.
3. That Staff be directed to investigate the need for a City-owned and operated gymnasium, including possible funding sources.

PARK AND RECREATION DEPARTMENT NOTE:

The survey results and recommendations are submitted to your Honorable Body for information at this time. The information will be used for recreational planning and development of future budgetary requests. The Department therefore RECOMMENDS that your Honorable Body receive and file the report and refer the specific recommendations to Staff for detailed analysis. It is further recommended that the Commission be commended for their efforts.

3. City Council
December 9, 1980

The Council reviewed the contents of the survey and unanimously commended the Park and Recreation Commission for its efforts in this undertaking. It was the recommendation of Councilman Rossberg that a similar survey be undertaken by way of the "Recreation Reporter" inviting input re: cost reduction and elimination of vandalism.

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

9c. DOG OBEDIENCE CLUB DONATION.

RECOMMENDATION OF DIRECTOR OF PARKS AND RECREATION:

1. That your Honorable Body accept this generous donation of \$250 from the Dog Obedience Club of Torrance; appropriate it for Recreation programs; and
2. That a letter be sent to the Dog Obedience Club on behalf of the City acknowledging our appreciation for their donation.

The many contributions of the Dog Obedience Club over the years was noted by the Council -- "appropriate recognition" for this group and their generosity was requested by the Council.

MOTION: Councilman Walker moved to concur with the above stated recommendation of the Director of Parks and Recreation. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. RESOLUTION re: Use of Mechanical Refuse Collection Truck.

RESOLUTION NO. 80-260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE HEIL COMPANY FOR THE CITY OF TORRANCE TO USE AND TEST THE HEIL COMPANY'S MECHANICAL REFUSE VEHICLE FOR THE PERIOD DECEMBER _____, 1980 THROUGH FEBRUARY 10, 1981

Councilman Wilson moved for the adoption of Resolution No. 80-260. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

4. City Council
December 9, 1980

10b. PROPOSED VACATION OF PORTIONS OF 190TH STREET AND HAWTHORNE BOULEVARD AND NORTHEAST OF A.T. & S.F. RIGHT-OF-WAY.

Councilman Brown inquired as to needed analysis regarding any public funds which might be obtained from other agencies -- further noted was the need for clarification regarding the status of the easement.

It was the consensus of the Council that this item be held for one week to permit further investigation by the City Attorney relative to the easement.

* * * * *

Considered by the Council, out of order, at this time:

15. HEARINGS:

15a. ORDINANCE re: Zone Change and General Plan Amendment applications and other options affecting future land use of Parkway School site in conjunction with implementing the Local Coastal Land Use Plan.

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

Staff presentation was provided by Planning Associate Bihn, with note of the Staff recommendation: "Approval of Option D, expanding allowable uses in the P-U zone and retaining that zoning," following Mayor Armstrong's announcement that this was the time and place for the subject public hearing.

Audience comments were invited by the Mayor; speakers were as follows:

Mr. Stanley Dunn, 505 Via la Selva: Requested R-1 zoning or P-U with an R-1 overlay.

Dr. Walter Buettgenbach, Business Manager, Torrance Unified School District: Clarified bid description and requirements, at the request of Councilman Rossberg. Specifically noted by Dr. Buettgenbach were needed capital improvements in excess of \$8 million dollars, along with a deferred maintenance program totalling approximately \$12 million dollars in the next five years.

Dr. Robert Mantovani, 411 Camino de Encanto: In favor of leaving the P-U zone on the subject property and expanding it.

The MAIN MOTION to adopt Option D CARRIED, with roll call vote as follows:

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

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

ORDINANCE NO. 2988

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, AMENDING
ARTICLE 37 OF CHAPTER 1 OF DIVISION 9
OF THE TORRANCE MUNICIPAL CODE RELATING
TO THE P-U PUBLIC USE DISTRICT

Councilman Brown moved for the approval of Ordinance No. 2988 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

* * * * *

The hour being 8:50 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * * *

The Council now returned to:

12. PLANNING AND ZONING MATTERS:
12c. MOBILE HOME IMPROVEMENT PROGRAMS.

Staff presentation was provided by Redevelopment Coordinator Phyllis Moore.

Mrs. Sylvia Baker, 18801 Hawthorne Boulevard, mobile home resident, outlined her critical problems involving maintenance of her trailer and the financial burdens pertaining thereto.

Following discussion, Councilman Walker MOVED to concur with the City Manager's alternative recommendation re: Option #3 (a rebate program) to be implemented with the following limitations consistent with the overall goals and objectives of the City's Workable Housing Strategy:

1. Special consideration for senior citizens and handicapped; and
2. Commitment of Community Development Block Grant funds not to exceed twenty percent of currently available program resources (approximately \$60,000).

The motion was seconded by Councilman Wilson.

7.

City Council
December 9, 1980

Discussion resumed. Councilman Brown stated that he would favor a requirement of one year residence prior to date of application. No formal action was taken.

Councilman Walker's motion carried, with roll call vote as follows:

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

12a. LOCAL COASTAL PROGRAM.

Mayor Armstrong reviewed action taken by the Council earlier in the meeting on Item 15a re: the Parkway School site and the resultant impact on the subject item. It was noted by Councilman Wilson that Page 19 fails to mention the Conditional Use Permit or the no time restriction.

MOTION: ~~Councilwoman~~ Geissert moved for substitution of Attachment 6, Alternative D, Pages 19 through 24 inclusive of the prior plan, and with the amendment as above suggested by Councilman Wilson. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Council review of the Local Coastal Plan document followed. Staff clarification was provided by Planning Associate Bihn.

Councilman Applegate indicated his concern, concurred in by Councilman Rossberg, regarding references in the document to low and moderate income housing, assisted housing and inclusionary zoning or housing, and MOVED that such references be modified or eliminated from the Plan prior to submittal to the Coastal Commission; seconded by Councilman Rossberg.

Discussion ensued, resulting in the following SUBSTITUTE MOTION:

Councilman Brown moved that Staff be directed to exclude from the Plan any incorrect references to things that will be done in connection with the Parkway School site that is inconsistent with our current Public Use zone; further, that Staff be directed to delete the investigation of inclusionary zoning, together with any other changes that would commit the Council to actions that are inconsistent with their current policy. The motion was seconded by Councilman Wilson.

Roll call vote on the Substitute Motion was unanimously favorable. Staff will return in two weeks with the Local Coastal Plan as rewritten.

12b. RENEGOTIATION AND RENEWAL OF THE PROPERTY REHABILITATION
LOAN AGREEMENT FOR SINGLE AND MULTIPLE FAMILY RESIDENCES
WITH BANK OF AMERICA.

RECOMMENDATION OF CITY MANAGER:

In keeping with priorities and strategies outlined in "A Workable Housing Strategy for the City of Torrance," the City Manager recommends that the City Council direct Staff to renegotiate the agreement with Bank of America for the continuation of the Rehabilitation Loan Program, with changes along the following lines:

1. Home Improvement Loan Program:
Increase the interest rate from 3% to 4% (thereby decreasing the CDBG portion of the loan to 90%), and decrease the loan limit from \$20,000 to \$15,000.
2. Income Property Rehabilitation Loan Program:
Increase the interest rate from 3% to 9.25% (thereby decreasing the CDBG portion of the loans from 100% to 50%).
3. Senior Citizen No-Interest Deferred Loans:
Authorize an additional \$100,000 in loan funding for the program and increase the allowable loan limits from \$6,000 to \$8,000.

Additionally, the City Manager recommends that the City Council authorize Staff to negotiate an agreement for participation in Bank of America's Special Lending Area Program with target areas as indicated in Attachment C, of record.

Staff will return to the City Council as soon as possible following negotiations for execution of the new contracts.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

* * * * *

12c. MOBILE HOME IMPROVEMENT PROGRAMS.

See Page 7.

9.

City Council
December 9, 1980

15. HEARINGS:

15a. Consideration of Zone Change and General Plan Amendment applications and other options affecting future land use of Parkway School site in conjunction with implementing the Local Coastal Land Use Plan.

See Page 5.

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION re: Award of Lease - Urban West Communities.

Executive Officer Payne, Land Management Team, requested that the name of the lessee be revised to "U.W.C. Torrance Airport" and that the resolution be so amended.

RESOLUTION NO. 80-261

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AIRPORT LEASE BETWEEN THE CITY OF TORRANCE AND "U.W.C. TORRANCE AIRPORT," A CALIFORNIA PARTNERSHIP

MOTION: Councilman Brown moved for the adoption of Resolution No. 80-261, as modified by Mr. Payne, and subject to review by the City Attorney. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCE:

18a. ORDINANCE NO. 2987.

ORDINANCE NO. 2987

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING PORTIONS OF DIVISION 2, CHAPTER 2, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE RELATING TO PURCHASING TO ALLOW SPECIAL OPPORTUNITY PURCHASES

Councilwoman Geissert moved for the adoption of Ordinance No. 2987 at its second and final reading. Her motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Rossberg, Wilson; Mayor Armstrong.
 NOES: COUNCILMEMBERS: None.
 ABSTAIN: COUNCILMEMBERS: Brown, Walker (not present at first reading).

10. City Council
 December 9, 1980

20. CONSENT CALENDAR:

- 20a. REDUCTION OF SUBDIVISION DEPOSITS - Tract No. 37302
Milner Development Corporation (Hennefer & Klein II
Del Amo Village Partners)

RECOMMENDATION OF CITY ENGINEER:

That subdivision guarantees be reduced to \$4,750.00.

- 20b. EQUIPMENT INSURANCE - Policy expiring December 18, 1980.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body approve the purchase of equipment insurance for the City of Torrance for the period December 18, 1980 to December 18, 1981 from Fireman's Fund Insurance Company at a cost of \$14,074. Funds for this insurance have been included in the 1980-81 budget.

- 20c. INITIATION OF PRELIMINARY ENGINEERING - Skypark Drive -
Garnier Street to Crenshaw Boulevard.

RECOMMENDATION OF CITY ENGINEER:

That \$30,000 in Gas Tax Funds be appropriated for preliminary engineering to improve Skypark Drive between Garnier Street and Crenshaw Boulevard.

- 20d. AWARD OF CONTRACT for Purchase of New OSHA Standard
Fire Fighting Boots. Expenditure: \$11,855.04

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/

FIRE CHIEF: That Council approve the purchase of these budgeted boots at the special price secured from the Transcontinental Sales Company of Los Angeles in the total amount of \$11,855.04 (including tax) for the 160 pair required.

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

* * * * *

The hour being 10:25 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 10:26 P.M.

* * * * *

11.

City Council
December 9, 1980

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro announced the resignation of City Engineer Weaver -- Mr. Weaver has accepted a position as Public Works Director in West Valley City, Utah. "We're going to miss him," stated Mr. Ferraro -- a sentiment sincerely concurred in by all present.

22b. City Manager Ferraro regretfully noted the passing of Mr. Paul Schwegler, Councilman Walker's father-in-law -- Mr. Schwegler's colorful life included the achievement of All-American tackle for the University of Washington, followed by a noteworthy career in the motion picture and television industry. In tribute, Mr. Ferraro stated: "Mr. Schwegler made distinguished and honorable contributions to our society, the sports field and the entertainment world. His death is going to leave a void."

Mayor Armstrong and members of the Council joined in extending condolences to Sandi and Dan Walker.

Sincere appreciation to everyone for their kind expressions of sympathy was expressed by Councilman Walker, on behalf of himself and his wife.

22c. Councilman Brown reviewed the recent National League of Cities meeting attended by him and Councilman Walker -- a written report will be provided the Council.

22d. Councilman Rossberg reported on the recent trip to Washington, D.C. made by him and Councilman Applegate and the positive outlook for the 1981 Armed Forces Day Parade.

22e. Mayor Armstrong noted recent attacks on the CETA program, and indicated his intention to defend this program based on the outstanding award-winning accomplishments of the CETA program in the City of Torrance.

22f. Mayor Armstrong requested Staff investigation re: the many facets which would have to be taken into consideration were Madrona Marsh to become a reality.

22g. Mr. Leon Hinenan, 2270 Sepulveda, reported on recent difficulties in his neighborhood involving burglaries, etc. and the lack of police response. Staff review was requested by Mayor Armstrong.

22h. Fire Chief DeYoung reported on safety improvements at Mobil Oil Company since the tragic fire of one year ago -- more meetings are scheduled, and a formal report will be forthcoming after the first of the year.

22i. Mr. Jim McDaniel, 2623 West 230th Place, inquired as to the status of legislative support re: limitation of the authority of the Coastal Commission. An update on this matter was provided by Mayor Armstrong.

At 10:50 P.M. the Council recessed for an Executive Session, returning at 11:20 P.M. for formal adjournment. No action was taken.

* * * * *

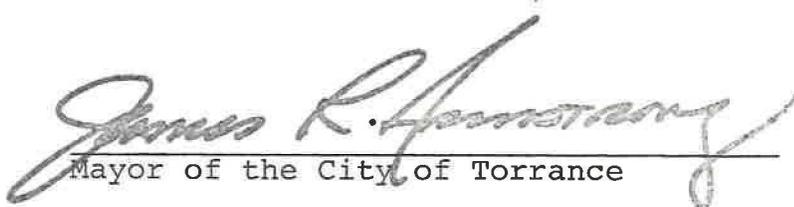
Ava Cripe
Minute Secretary

13.

City Council
December 9, 1980



Sherie L. Nelson, City Clerk



Mayor of the City of Torrance