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City Council - February 10, 1981

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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, February 10, 1981, 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:

Todd Shadbourne led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Vicar Matthew Sullivan, Ascension Lutheran Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of January 6 and January 13, 1981, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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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.

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Mayor Armstrong extended the condolences of the Council to Water System Manager Borgwat on the loss of his sister, Catharina Maria John.

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7. COUNCIL COMMITTEE MEETINGS:

Citizens Development:

Will meet with School District on February 18th at 4:00 P.M.

Community Planning:

Will meet with PAC Liaison Committee on February 18th at 5:00 P.M.

Finance:

Mid-year Budget Review - February 23rd at 5:00 P.M.

Item 20d:

* * * * *

Introduction of newly appointed Deputy City Attorney Elizabeth Clark was made by City Attorney Remelmeyer. Mrs. Clark was warmly welcomed to the City Staff by the Council, and formal action was taken as follows:

MOTION: Mayor Armstrong moved to confirm the appointment of Mrs. Elizabeth Clark as Deputy City Attorney. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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8. COMMUNITY MATTERS:8a. PROCLAMATION - "Brotherhood Week" - February 8-14, 1981.

So proclaimed by Mayor Armstrong. The winning essay by Todd Shadbourne was read aloud, and introductions followed.

8b. RECOGNITION OF RETIRING CITY EMPLOYEES.

Mayor Armstrong commended the dedicated efforts of retiring City employees Harry Tollefsrud, Department of Transportation, and Lieutenant David A. Cook, Torrance Police Department, and presented appropriate plaques in recognition of same, with the congratulations and good wishes of the City Council.

* * * * *

With regret, Mayor Armstrong announced the departure of Assistant to the City Manager Payne from the City of Torrance -- Roy has been selected as City Manager for the City of Ontario, Oregon. Congratulations were extended, as well as praise for the outstanding job done by Roy in and for the City of Torrance.

* * * * *

8c. QUARTERLY BEAUTIFICATION AWARDS - Winter 1981.

Environmental Quality and Energy Conservation Commissioner Kundakjian presented the following Beautification Awards:

Residential Land Use:
James and Mildred Reich
113 Paseo de Suenos

Commercial Land Use:
William and Ellen Cheng
2802 Pacific Coast Highway

Industrial Land Use:
Harpers
2027 Harpers Way.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. RESOLUTION re: Agreements extending leases for Youth Baseball Organizations.RESOLUTION NO. 81-15

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE CERTAIN AGREE-
MENTS BETWEEN THE CITY OF TORRANCE

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AND TORRANCE NATIONAL LITTLE LEAGUE,
PACIFIC COAST LITTLE LEAGUE, TORRANCE
AMERICAN BOYS' BASEBALL, AND TORRANCE
CENTRAL LITTLE LEAGUE FOR THE PURPOSE
OF EXTENDING LEASES TO CERTAIN PROPERTY
HELD BY THE CITY OF TORRANCE, PURSUANT
TO A LICENSE GRANTED BY THE SOUTHERN
CALIFORNIA EDISON COMPANY, FOR USE AS
BALL FIELDS

Councilwoman Geissert moved for the adoption of Resolution No. 81-15. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. RESOLUTION re: Proposed Vacation - 239th Street between Pennsylvania Avenue and Arlington Avenue.

RESOLUTION NO. 81-16

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE VACATION
OF UNUSED 27 FOOT WIDE STREET EASEMENTS
ON LOTS 24 AND 25 OF TRACT NO. 397

Councilman Wilson moved for the adoption of Resolution No. 81-16. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

Considered together:

12a. EMERGENCY ORDINANCE imposing a moratorium on the conversion of commercial or industrial rental properties, or units, to condominium, stock cooperatives or other similar forms of tenant ownership.

12b. EMERGENCY ORDINANCE imposing a moratorium on the implementation of off-street parking facilities which charge a fee for such parking.

Staff presentation was provided by Planning Director Shartle.

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Councilman Rossberg reviewed his overall displeasure with reported efforts to institute paid parking in the vicinity of Torrance Memorial Hospital; apparent employee parking abuses; and reiterated his strong objections to paid parking arrangements.

MOTION: Councilman Rossberg moved that there be a 90-day moratorium on paid parking in the City of Torrance; also, a 90-day moratorium on condominium conversions of commercial business buildings -- Staff to return with this as an agenda item as soon as possible. The motion was seconded by Councilman Brown, and there were no objections.

It was the added recommendation of Councilman Applegate that the paid parking proviso should include restricted parking, excluding from that handicapped parking. Mr. Applegate then specifically discussed the parking situation at Little Company of Mary hospital, deeming the restricted parking for doctors "ridiculous" and stating that the problem has been created by the hospital employees. Also reviewed by Councilman Applegate were the ever expanding problems likely in the Torrance Memorial Hospital area were paid parking permitted.

Comments from the audience were invited by Mayor Armstrong.

Mrs. Jeannie Bobitch, employee, Little Company of Mary Hospital, 4101 Torrance Boulevard, reported on improved conditions since the implementation of paid parking, this system having been installed in the interest of hospital patients and their visitors -- Ms. Bobitch also described the critical need for reserved parking for doctors.

The next speaker was Mr. Patrick Brothers, representing Torrance Memorial Hospital, 3230 Lomita Boulevard, who noted the long standing efforts of this hospital to alleviate the parking problems, along with problems of traffic congestion, unauthorized use of hospital parking lot, etc. Mr. Brothers indicated concern regarding delay of the pending application, and indicated a willingness to cooperate and assist the City in any way possible.

It was the recommendation of Building and Safety Director McKinnon, concurred in by the Council, that the Emergency Ordinances re: condominium conversions and paid parking be amended, as follows: Page 2, Section 3, should be revised to state "That the Department of Building and Safety is directed and ordered not to process or issue any permits....."

At the request of Mayor Armstrong, City Clerk Nelson assigned numbers and read titles to:

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ORDINANCE NO. 2990

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE CONVERSION OF COMMERCIAL OR INDUSTRIAL RENTAL PROPERTIES, OR UNITS, TO CONDOMINIUM, STOCK COOPERATIVE OR OTHER SIMILAR FORMS OF TENANT OWNERSHIP, AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Rossberg moved for the adoption of Emergency Ordinance No. 2990 at its first and only reading, as above amended. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

ORDINANCE NO. 2991

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE IMPLEMENTATION OF OFF-STREET PARKING FACILITIES WHICH CHARGE A FEE FOR SUCH PARKING, AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Rossberg moved for the adoption of Emergency Ordinance No. 2991 at its first and only reading, as above amended. His motion was seconded by Councilman Applegate.

A further amendment was agreed upon by the Council: Page 2, SECTION 2, should be revised to state: "That a moratorium is hereby placed on all construction or development of off-street parking facilities which charge a fee, or restrict parking, except for those restrictions mandated by action of the City Council or the laws of the State of California....."

Roll call vote on Emergency Ordinance No. 2991, incorporating the above noted amendments, was unanimously favorable.

MOTION: Councilman Brown moved that Staff be directed to prepare an appropriate ordinance to include within the moratorium new construction in commercial and industrial condominiums -- appropriate studies to be conducted as a part of that moratorium. The motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

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

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17. ADMINISTRATIVE MATTERS:17a. CONFIRMATION OF ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSIONER KUNDAKJIAN AND CORRECTION OF TERM OF OFFICE.RECOMMENDATION OF CITY CLERK:

That Mrs. Armine Kundakjian's reappointment be confirmed and the term of office be corrected to a four-year term from January 15, 1981 to January 15, 1985.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the City Clerk. His motion was seconded by Councilman Walker. There were no objections, and it was so ordered.

17b. AUTHORIZATION TO NEGOTIATE CONTRACT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR TRANSIT OPERATIONS CENTER.

RECOMMENDATION OF TRANSIT FACILITY ARCHITECT SELECTION TEAM: That Council authorize negotiations of a contract with Hugh and Donald Gibbs. Architects, A.I.A., for the design of a transit operations and maintenance facility for the City of Torrance.

MOTION: Councilman Brown moved to concur with the above stated recommendation of the Transit Facility Architect Selection Team. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

17c. SENIOR TYPIST CLERK POSITION - City Clerk's Office.RECOMMENDATION OF CITY MANAGER:

That your Honorable Body deny the request of the City Clerk and direct the City Clerk to submit this request as part of her 1981-82 budget recommendations.

Specifically noted was the February 9th communication from the Torrance City Employees Association (of record) regarding this matter; and the City Manager's correction to the agenda item (of record).

City Clerk Nelson reviewed the history of the subject position in the City Clerk's Office, and urged the requested upgrading at this time.

Following discussion regarding the additional correspondence at hand, the status of the study, etc., Councilman Wilson MOVED that this matter be referred to the Finance Committee for consideration with other budget modifications.

The motion was seconded by Councilwoman Geissert, with the understanding that Staff be instructed to bring forward the study that was done.

Prior to roll call vote on the motion, it was the comment of Councilman Walker that there appears to be a number of secretarial/clerical staffing problems in the City -- these problems should be tackled on a one-at-a-time basis and resolved once and for all, rather than putting them off until budget time. Councilman Applegate was of the opinion that the Committee should review all these situations, rather than "cherry-picking" for each individual department.

The motion to refer Item 17c to the Finance Committee carried, with roll call vote as follows:

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

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The hour being 8:25 P.M. a 10-minute recess was ordered by Mayor Armstrong.

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19. WORKABLE HOUSING STRATEGY.

19a. STATUS REPORT ON WORKABLE HOUSING STRATEGY PROJECTS.

The subject Status Report was reviewed by the Council. Staff input and desired clarification was provided by Community Development Programs Associate Phyllis Moore and other Staff members.

Specifically reviewed were SCAG efforts -- an update on this aspect of the matter was requested by Mayor Armstrong.

No formal Council was taken.

19b. PRESENTATION OF A CONCEPTUAL PROPOSAL derived from the Workable Housing Strategy Programs for: (1) Residential financing assistance for employees of Torrance-based firms, and (2) Cabrillo Avenue-Border Avenue-Double Street market rate housing project.

Staff presentation was provided by Sr. Administrative Assistant Rob Clark.

Following Council discussion and desired clarification by Staff, Mayor Armstrong invited comments from the audience.

Speakers were:

Mrs. Kay White, president, League of Women Voters: The League agrees with the idea of working with businesses on solving our housing problems (prepared statement, of record).

Ms. Judy Borg, Schweitzer Center: Expressed concerns for degree of assistance to senior citizens, handicapped; approved of City efforts to be creative with the business community; another concern is negotiation latitudes given City Staff. A representative community committee to consider the whole housing issue was recommended by this speaker.

Reverend Gordon Dahlberg, 111 Paseo de la Playa: Contributions by benefitting businesses to the housing needs of the senior citizens and handicapped was recommended by Reverend Dahlberg.

The lengthy Council discussion encompassed the following: it was the consensus that the involvement of the City with the Task Force is a positive factor; the concept of equity-sharing is supported as a viable alternative; there are reservations regarding the income level and the merits of the 235th Street sump as a practical site for any sort of development -- the Council is unanimous in support of a concept which directs the City Manager to talk to the Task Force and other interested parties in the community; the exploration should be continued, with a need for input re: alternative sites. Specific direction was that Staff initiate a zoning study of the U.S. Steel property.

Formal action by the Council was as follows:

MOTION: Councilman Rossberg moved that the City Manager continue his exploration with the Torrance Chamber of Commerce's Task Force on Housing, and come back with some definite considerations for the Council. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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Considered together:

- 19c. EMPLOYMENT OPPORTUNITIES PROJECTS.
- 21. ADDENDUM ITEM:
- 21a. EMPLOYMENT OPPORTUNITIES PROJECTS STAFF CHANGES.

RECOMMENDATION OF CITY MANAGER:

That your Honorable Body adopt the following locally funded programs and service levels with a total budget of \$206,857:

- On-The-Job Training in the Private Sector -
30 Participants
- Senior On-The-Job Training in the Private Sector -
15 Participants
- Senior Work Experience in the Public Sector -
30 Participants
- Home Improvement Program - 10 Participants

Staff presentation, and desired clarification, was provided by Manpower Programs Coordinator Kathy Keane.

MOTION: Councilman Rossberg moved to concur with Staff recommendations on agenda items 19c and 21a. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

It was the request of Councilman Rossberg that a communication go forward to President Reagan on the highly successful CETA program in the City of Torrance.

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10.

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20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - SIX-MONTH CONTRACTS FOR STATIONERY SUPPLIES - (Ref. Bid NO. B81-6)
Estimated Expenditure: \$27,860.45

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/BUYER: That Council award six-month contracts for the City's stationery requirements to the following companies (all recommendations include tax). (Bid material, of official record)

1. That 33 of the items be awarded to:
Eastman, Inc. \$1,745.82
Long Beach, Calif.
2. That 58 of the items be awarded to:
Bevco Office Products \$10,007.20
Carson, Calif.
3. That 109 of the items be awarded to:
Bayless Stationers, Inc. \$12,250.57
Inglewood, Calif.
4. That 55 of the items be awarded to:
Stationers Corporation \$3,856.86
Los Angeles, Calif.

- 20b. AWARD OF CONTRACT - Re: Asphalt Paving of Selected Areas of Torrance Airport (Ref. Bid #B81-08)
Expenditure: \$30,205.50

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
That your Honorable Body approve of the award of a contract to the Copp Contracting, Inc. for paving designated areas of the Airport for the low bid amount of \$30,205.50.

- 20c. REJECTION OF BIDS - Re: Furnishing 2 each Fork Lift Trucks (Ref. Bid No. B81-03)

RECOMMENDATION OF PURCHASING SUPERVISOR/BUYER:
That your Honorable Body reject all bids received in response to Bid #B81-03 and allow Staff to re-bid the requirement.

- 20d. APPOINTMENT OF DEPUTY CITY ATTORNEY.

See Page 2.

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

21. ADDENDA ITEMS:

21a. AMENDMENT - EMPLOYMENT OPPORTUNITIES PROJECTS STAFF CHANGES.

See Page 10.

21b. RESOLUTION re: Agreement with John B. Rice, Attorney at Law.

RESOLUTION NO. 81-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT FOR LEGAL SERVICES WITH JOHN BRADDOCK RICE AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE THE SAID AGREEMENT

Councilman Wilson moved for the adoption of Resolution No. 81-17. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

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The hour being 10:35 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 10:51 P.M.

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12. City Council
February 10, 1981

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro extended congratulations to Assistant to the City Manager Payne on his appointment as City Manager in Ontario, Oregon, and expressed appreciation for his dedicated service to the City of Torrance, noting that he will be deeply missed. These sentiments were heartily and unanimously concurred in by the Council.

22b. Councilman Applegate commended the earlier presentation by Manpower Programs Coordinator Kathy Keane (Item 19c), and requested a report concerning senior citizens available for employment.

22c. Councilwoman Geissert requested Staff investigation regarding the dumping of polluted water into the street by a nursery in the vicinity of 191st Street and Inglewood Avenue.

22d. Councilwoman Geissert reviewed proposed Armed Forces Day activities, and questioned the flying air show from the standpoint of community safety. Councilman Rossberg noted that this had not been approved by the Armed Forces Day Committee; more information will be forthcoming.

22e. Councilwoman Geissert reported on citizen recommendation that residents be encouraged to purchase trash compactors, aided perhaps by a financial incentive. This will be checked out by Street Maintenance Superintendent Garcia.

22f. Councilman Rossberg referred a brochure pertaining to State conservation funds related to energy awareness projects to the City Manager for review and recommendation.

22g. Councilman Rossberg commended the fine efforts of all City employees and the department heads for their good judgment in high caliber employee appointments -- this was prompted by Roy Payne's departure and recognition of his contributions to the City -- praise for the employees should be expressed before they leave the City!

22h. Mayor Armstrong reported that Congressman Dymmally has invited representatives from various cities to a luncheon on February 13th -- the Mayor will be in attendance and will share the results of that meeting.

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At 11:10 P.M. the Council recessed for an Executive Session, returning at 11:28 P.M.

MOTION: Councilman Applegate moved that Mayor Armstrong be the voting delegate at the National League of Cities Congressional Conference; Councilman Walker to be the Alternate. The motion was seconded by Councilman Rossberg, and approval was unanimous.

The meeting was regularly adjourned at 11:30 P.M.

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Ava Cripe
Minute Secretary

14.

City Council
February 10, 1981

Sherie L. Nelson

Sherie L. Nelson, City Clerk

James R. Armstrong

Mayor of the City of Torrance