

I N D E X

City Council - February 17, 1981

<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	1
7. Council Committee Meetings	1
<u>8. COMMUNITY MATTERS:</u>	
8a. Recognition of Retired City Employee	2
8b. Resolution recognizing family of Christine Cripe	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Notice of Completion: landscaping service road median	3
<u>12. PLANNING & ZONING MATTERS:</u>	
12a. Commercial Rehabilitation Loan application	3,4
12b. Remaining Commercial Rehabilitation Loan Fund	4,5
<u>14. PERSONNEL MATTERS:</u>	
14a. Appointment Deputy City Attorney	3
14b. Ordering of Examination: City Engineer	5
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Resolution re California Airport Aid Program Grant	6
17b. Ordinance re Council Rules of Order	6,7
<u>19. MATTERS NOT OTHERWISE CLASSIFIED:</u>	
19a. Resolution re AB115	8
<u>21. ADDENDUM MATTERS:</u>	
21a. Moratorium Ordinances on Condominium Conversion and Construction	8,9
<u>22. ORAL COMMUNICATIONS:</u>	
22a. City Manager Ferraro re Preliminary Findings on Torrance Coastal Commission	9
22b. Councilman Applegate re City Librarian Buckley "Millionaire for a Day"	9
22c. Councilman Applegate re foreign student hosts	9
22d. Councilman Applegate re South Coast Air Quality Management Plan	10
22e. Councilwoman Geissert re update on Coastal Plan	10
22f. Councilwoman Geissert re South Bay Youth Center fund raiser	10
22g. Councilman Rossberg re water standing in Inglewood Ave.	10
22h. Mayor Armstrong re National League of Cities	10

Adjournment at 7:40 p.m.

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Peggy Laverty
Minute SecretaryCity Council
February 17, 1981

February 17, 1981

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 17, 1981, at 5:30 p.m., in the Council Chambers, 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:

Acting Airport Manager John Cagaanan led in the salute to the flag.

4. INVOCATION:

Reverend Alan Wyneken, Ascension Lutheran Church, provided the invocation for the meeting.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

None available.

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 Brown, and roll call vote was unanimously favorable.

1.

City Council
February 17, 1981

7. COUNCIL COMMITTEE MEETINGS:

Citizens Development & Enrichment Committee
Meeting with School District
 Wednesday, February 18, 1981

Community Planning & Design Committee
Meeting with PAC Liaison Committee
 Wednesday, February 18, 5:00 p.m.

Finance & Governmental Operations Committee
Mid-year Budget Review
 Monday, February 23, 5:00 p.m.

8. COMMUNITY MATTERS:8a. RECOGNITION OF RETIRED CITY EMPLOYEE.

A plaque in recognition of the dedicated service of retiring City employee Charles Walker was presented by Mayor Armstrong, with the best wishes of the Council.

8b. RESOLUTION RECOGNIZING THE FAMILY OF CHRISTINE CRIPE.RECOMMENDATION OF FIRE CHIEF:

It is recommended that your Honorable Body accept the \$1344.00 donation from the "Christine Cripe Memorial Fund" and appropriate said amount for the purchase of paramedic/rescue equipment; that appropriate recognition be given the Cripe family for their contribution to public safety; and that the Fire Chief be directed to send notes of appreciation to the identifiable donors.

RESOLUTION NO. 81-18

A RESOLUTION OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE RECOGNIZING THE FAMILY
 OF CHRISTINE CRIPE FOR THEIR CONTRIBUTION
 TO PUBLIC SAFETY

MOTION: Councilwoman Geissert moved adoption of Resolution No. 81-18. Her motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

* * *

2.

City Council
 February 17, 1981

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- NOTICE OF COMPLETION
- , Landscaping Service Road Median in Western Avenue North of 234th Street (B80-76).

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor, AKA-TANI LANDSCAPE COMPANY.

MOTION: Councilman Applegate moved to concur with the above stated recommendation. His motion was seconded by Councilman Brown, and roll call vote proved unanimously favorable.

Considered out of order:

14. PERSONNEL MATTERS:

- 14a.
- REQUEST FOR APPOINTMENT OF DEPUTY CITY ATTORNEY HERMAN HARZBRUN.

City Attorney Remelmeyer introduced newly appointed Deputy City Attorney Herman Harzbrun. Mayor Armstrong extended a warm welcome on behalf of the City, and the following formal action was taken:

MOTION: Councilman Wilson moved to confirm the appointment of Mr. Herman Harzbrun as Deputy City Attorney. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

- 12a.
- CONSIDERATION OF COMMERCIAL REHABILITATION LOAN APPLICATION FOR JOHN E. MARTINET.

RECOMMENDATION OF PLANNING DIRECTOR:

Community Development Staff recommends that the City Council approve the Commercial Rehabilitation Loan, as approved by the Commercial Rehabilitation Loan Board as follows:

That the full amount of loan requested (\$56,745) be approved with the condition that the owner will make a reasonable effort to rent or lease the office space to business or service establishments that can reasonably be expected to have a principal patronage of the downtown Torrance area.

3.

City Council
February 17, 1981

CITY MANAGER NOTE:

The City Manager has reservations regarding the approval of this loan and its relationship to the goals and objectives of the Downtown Redevelopment Project. This particular building is not substantially deteriorated or underutilized and it is located on the fringe of the Downtown core area.

PLANNING DIRECTOR NOTE:

This loan application conforms with the approved Commercial Rehabilitation Loan Guidelines and the Downtown Design Manual. While the objectives for use of these loan funds may need to be revised (a plan for use of the remaining funds is outlined in a companion agenda item), we feel it would be improper to withdraw the Planning Staff recommendation for approval of Mr. Martinet's application at this time. Mr. Martinet has expended considerable time and effort, and several hundred dollars in preparatory plans, renderings and specifications, all in conformance with existing rules and guidelines for the program. His progress through the application process has paralleled that of Dr. Neese, whose loan was approved by Council on November 25, 1980.

Although no representation has been made to Mr. Martinet assuring him of funding, we do feel that changing the parameters for consideration of this application would not be advisable because of its potential adverse effects on the City's credibility with other Downtown property owners.

MOTION: Councilman Rossberg moved to concur with the Planning Director's views and comments, and to concur with the recommendation for approval. His motion was seconded by Councilman Applegate.

Prior to roll call vote, Mr. John Martinet, #10 Hitchingpost, Rolling Hills Estates, advised that his application was submitted under the guidelines presented, and at considerable expense to him in meeting the requirements.

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

12b. CONCENTRATION OF REMAINING COMMERCIAL REHABILITATION LOAN FUND FOR MAXIMUM POSITIVE IMPACT WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT AREA.

RECOMMENDATION:

The Planning Department/Redevelopment Division Staff recommends that all remaining Commercial Rehabilitation Loan funds be reserved for a concentrated effort toward improvement of the buildings along El Prado Avenue from Sartori to Cravens Avenues.

4.

City Council
February 17, 1981

This reservation of funds to remain until adoption of the 1981-82 City Budget (allowing sufficient time to gain commitment and momentum) or until advised by staff that the effort appears to have little or no support from those necessary to implement the project.

If successful, such a concerted effort could stimulate additional rehabilitation in the Downtown Project Area and perhaps warrant the budgeting of additional monies for leveraging commercial loans or installing public improvements.

Following Staff clarification and expansion by Community Development Programs Associate Moore and Planning Associate Ferren, Council discussion was directed to the best means of maximizing the use of the remaining funds; possible prioritizing of specific buildings within the area, rather than streets; consideration of placing a maximum amount on each of the loans; PAC involvement; etc.

It was the general opinion of Councilmembers that the ultimate decision regarding the hiring of architectural services should rest with the Council, rather than with Staff.

MOTION: Councilman Applegate moved to return this item to Staff for review and rework. His motion, seconded by Councilman Brown, carried with no objection.

Mayor Armstrong clarified that Staff is requested to provide clarification of the roles of the various people involved and to return as a regular agenda item with recommendations for alternative ways of funding, etc.

14. PERSONNEL MATTERS:

14a. Heard earlier - See Page 3.

14b. ORDERING OF EXAMINATION FOR CITY ENGINEER.

RECOMMENDATION:

Staff and the Civil Service Commission recommend that your Honorable Body approve the ordering of the City Engineer examination on a Promotional basis.

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

17. ADMINISTRATIVE MATTERS:17a. RESOLUTION Authorizing Application for a California Airport Aid Program Grant.RECOMMENDATION:

The Department of Transportation recommends your Honorable Body adopt the attached Resolution authorizing the Director of Transportation to file for a grant in the amount of \$480,000 under the California Airport Aid Program for the purpose of widening Fairchild Apron.

MOTION: Councilman Brown moved to concur with the above stated Staff recommendation. His motion, seconded by Councilman Wilson, carried with no objection.

RESOLUTION NO. 81-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE DIRECTOR OF TRANSPORTATION TO FILE FOR A GRANT UNDER THE CALIFORNIA AIRPORT AID PROGRAM FOR THE WIDENING OF FAIRCHILD APRON

MOTION: Councilman Brown moved for the adoption of Resolution No. 81-19. His motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable.

17b. ORDINANCE Establishing Rules of Order for the Meetings, Government and Conduct of Business of the City Council.

The proposed ordinance was reviewed by the Council, with the following comments and suggested modifications:

Councilman Applegate: Page 11, Section 18.9.5: strike the words "or the Mayor."

Section 18.10.1: should be clarified to express the intent of continuing the present Council practice.

Councilman Brown: Section 18.6.3: would like to see the allotted time provision made subject to Council appeal.

Section 18.5.2(e): add to the existing sentence, ". . . and every member shall have the right to speak at least once on each issue should he so desire, unless the motion limiting debate is invoked by the entire Council."

Councilwoman Geissert: Section 18.2.4(b): requested this be changed to Saturday delivery before noon. It was the suggestion of Councilman Brown that the modification read that delivery will be to the Civic Center Library as soon as practicable after delivery to the City Council.

Mayor Armstrong: Section 18.2.4(c): change the word "mail" to "provide".

Councilman Rossberg: Section 18.4.5: would like it specified that any vote change must be accomplished prior to proceeding with the next item, or unless allowed by the Mayor. It was the suggestion of Councilman Brown that this be phrased before concluding the business on that item -- there were no objections.

* * *

City Manager Ferraro suggested that, rather than setting forth rules in an ordinance, that the City Council adopt a resolution, thus giving a commitment to rules without the penalties involved. Councilmen Walker and Wilson concurred.

City Attorney Remelmeyer noted preference for an ordinance, noting that there could be modification to eliminate the penalties provision.

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Mayor Armstrong directed Staff to return with this agenda item, taking into consideration the Council's comments and recommendations. There were no objections, and it was so ordered.

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19. MATTERS NOT OTHERWISE CLASSIFIED:19a. RESOLUTION in Support of AB115.RECOMMENDATION OF CITY MANAGER:

It is recommended that your Honorable Body:

1. Adopt the attached Resolution in support of AB115.
2. Direct staff to continue to monitor efforts to increase the influence of Coastal Commission in local housing matters.
3. Communicate the above to appropriate political representatives.

RESOLUTION NO. 81-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THAT THE LEGISLATION ADOPT AB115 TO DELETE HOUSING PROVISIONS FROM THE PLANNING AND MANAGEMENT POLICIES OF THE CALIFORNIA COASTAL ACT OF 1976.

MOTION: Councilman Brown moved adoption of Resolution No. 81-20. His motion, seconded by Councilman Rossberg, carried unanimously by roll call vote.

Councilwoman Geissert requested that a copy of the Resolution, along with a cover letter, be sent to other coastal cities, asking for their support. Use of the key words, "local control" in the cover letter was suggested by Councilman Rossberg, who also requested that correspondence be directed to every Senator and Assemblymember in Sacramento, as well as to the Mayors and Councilmembers of cities in addition to those in the coastal zone..

MOTION: Councilman Brown moved to concur with Staff recommendations #2 and #3, above, as modified to include expanded notification. The motion was seconded by Councilman Walker, and carried without objection.

21. ADDENDUM MATTER:21a. MORATORIUM ORDINANCES ON CONDOMINIUM CONVERSION AND CONSTRUCTION.

City Attorney Remelmeyer clarified that the subject ordinances represent a "rewrite" of the ordinances previously adopted by the Council, incorporating modifications desired by the Council.

ORDINANCE NO. 2992

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 AND REPEALING EMERGENCY ORDINANCE NO. 2990 RELATING TO THE SAME MATTER.

MOTION: Councilman Wilson moved for adoption of Ordinance No. 2992, at its first and only reading. His motion was seconded by Councilman Brown, and roll call vote proved unanimously favorable.

ORDINANCE NO. 2993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE CONSTRUCTION OF COMMERCIAL OR INDUSTRIAL CONDOMINIUMS, STOCK COOPERATIVES OR OTHER SIMILAR FORMS OF TENANT OWNERSHIP, AND DECLARING THE PRESENCE OF AN EMERGENCY.

MOTION: Councilman Brown moved for adoption of Ordinance No. 2993, at its first and only reading. His motion was seconded by Councilman Applegate, and carried unanimously, with the exception of a negative vote by Councilman Walker.

* * *

The hour being 7:27 p.m., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:28 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro requested Council feedback on the Planning Department report re: Preliminary Findings on the Torrance Coastal Commission.

22b. Councilman Applegate extended congratulations to City Librarian Buckley for winning the Credit Union "Millionaire for a Day" drawing.

22c. It was noted by Councilman Applegate that the American Field Service, Torrance Chapter, is seeking hosts for foreign student exchange.

9.

City Council
February 17, 1981

22d. Councilman Applegate noted receipt, from Director of Building and Safety McKinnon, information regarding the South Coast Air Quality Management Plan -- it was the request of Mayor Armstrong that individual Councilmembers respond to Mr. McKinnon, the matter to be returned to the Council with appropriate change recommendations. Specific comments on the annual vehicle inspection program was recommended by Mr. Applegate.

22e. Councilwoman Geissert requested an update re: rezoning of the bluff-top area south of Via Riviera; rezoning of beach; and location of "safe building line" (Local Coastal Plan).

22f. Councilwoman Geissert announced that the South Bay Youth Center is having a fund raiser February 20th at the Recreation Center.

22g. Councilman Rossberg requested follow up regarding standing water on Inglewood Avenue south of 191st Street.

22h. Mayor Armstrong requested that appropriate Staff comments be returned to the Council re the National League of Cities Congressional City Conference to be held March 1-3.

The meeting was regularly adjourned at 7:40 p.m.

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Peggy Laverty
Minute Secretary

10.

City Council
February 17, 1981

Sherie L. Nelson

Sherie L. Nelson, City Clerk

James R. Armstrong

Mayor of the City of Torrance