

I N D E X

City Council - February 24, 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 24, 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:

Assistant to the City Manager Roy Payne led in the salute to the flag.

4. INVOCATION:

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

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Note: The minutes of January 20, 1981, should be corrected as follows: Page 6, Item 14a. "MOTION: Councilman Applegate moved to concur with the above stated Staff recommendation. His motion was seconded by Councilman Wilson....." (instead of Councilman Walker).

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MOTION: Councilman Applegate moved for the approval of the minutes of January 20, 1981, as above corrected. His motion was seconded by Councilman Brown, 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 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 Rossberg, and roll call vote was unanimously favorable.

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Mayor Armstrong regretfully announced the passing of Mrs. Betty Griffin, former City employee, and Judge Auten Bush, and directed that this meeting be adjourned in their memory.

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7. COUNCIL COMMITTEE MEETINGS:

Finance Committee:

Met on February 23rd - report forthcoming to Council.

8. COMMUNITY MATTERS:

8a. RECOGNITION OF RETIRED CITY EMPLOYEE.

A plaque in appreciation of his dedicated service was presented retiring Senior Custodian Paul Carrico by Mayor Armstrong, with the good wishes of the Council, his co-workers, and family, all in attendance for this occasion.

8b. KASHIWA DAY OBSERVANCES AND INTRODUCTIONS.

See Page 8.

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9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a.
- AWARD OF CONTRACT
- for Rehabilitation of the Victor E. Benstead Plunge.

RECOMMENDATION OF DIRECTOR OF PARK AND RECREATION:

That the City Council accept the low bidder and award the contract to Ernest Reason Company for the base bid and all alternates for a total cost of \$181,800. Further, it is recommended that an additional \$20,000 be appropriated from the General Fund Capital Improvement Reserve for the Victor E. Benstead Plunge.

MOTION: Councilman Walker moved to concur with the above stated Staff recommendation. His motion was seconded by Councilwoman Geissert, and roll call vote was unani- mously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Irrevocable Offer to Dedicate for Western Avenue south of 190th Street.

RESOLUTION NO. 81-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING THE IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR STREET AND HIGHWAY PURPOSES ON THE WEST SIDE OF WESTERN AVENUE SOUTH OF 190TH STREET

Councilman Wilson moved for the adoption of Resolution No. 81-21. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

- 10b.
- RESOLUTION
- authorizing the City's Participation in the Temporary In-Lieu Replenishment Program sponsored by The Metropolitan Water District of Southern California and the Central and West Basin Water Replenishment District.

RESOLUTION NO. 81-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE CITY'S PARTICIPATION IN THE 1981 TEMPORARY IN-LIEU REPLENISHMENT PROGRAM SPONSORED BY THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AND THE CENTRAL AND WEST BASIN WATER REPLENISHMENT DISTRICT

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Councilman Applegate moved for the adoption of Resolution No. 81-22. His motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

10c. THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA WATER PRICING PROPOSAL.

RECOMMENDATION OF WATER COMMISSION/WATER DEPARTMENT:

That the City adopt the following position:

1. In principle, support enactment of the Interruptible Pricing Proposal by The Metropolitan Water District;
2. Support no increase in average Metropolitan water rates for fiscal 1981-82.

Councilman Wilson moved to concur with the above stated Commission/Staff recommendation. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10d. RESOLUTION re: Public Hearing - Dominguez Water Corporation Franchise.

RESOLUTION NO. 81-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO AWARD DOMINGUEZ WATER CORPORATION A FRANCHISE TO CONSTRUCT, LAY, OPERATE AND MAINTAIN WATER PIPELINES IN THE CITY OF TORRANCE, CALIFORNIA, AND PROVIDING FOR THE PUBLICATION OF NOTICE OF PUBLIC HEARING THEREON

Councilman Wilson moved for the adoption of Resolution No. 81-23. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. ORDINANCE re: Parking at K-Mart, Old Towne Mall and Best Plaza.

ORDINANCE NO. 2994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONTINUING IN EFFECT 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

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Councilman Brown moved for the adoption of Emergency Ordinance No. 2994 at its first and only reading. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

12b. RESOLUTION re: Contract with HUD for City Participation in the Section 8 Moderate Rehabilitation Program.

RECOMMENDATION OF CITY MANAGER:

Adoption of the subject Resolution authorizing execution of a contract with HUD for thirty-five units of rental assistance authority under the Section 8 Moderate Rehabilitation Program.

The City Manager also recommends that Staff be directed to implement the program upon final approval of the contract by HUD.

Staff presentation, and desired clarification, were provided by Planning Associate Progen.

Council discussion ensued, and overall comments were as follows:

Councilman Walker stated that he would vote against the subject program -- he supported the Section 8 Rental Assistance in the past, but in looking at this particular program and the long term commitments that are necessary by the property owner, it appears that a satisfactory outcome is most unlikely. In this case, property owners could find themselves with a valuable piece of property marketwise but caught in the rent structure which detracts from the ability to sell the property at an equitable price, per Mr. Walker -- further, there is a real possibility that when owners find themselves a few years down the road in a fixed rent schedule, even with the built-in increases, outstripped by inflation, the cost of upkeep, and will be reluctant to maintain the property as well as they would if they were not in this type of program. Councilman Walker was also of the opinion that the City would have trouble finding owners willing to commit themselves to a 15-year program as proposed in this case.

Based on conversations with other people who have been involved in this program, it has been ascertained by Councilman Applegate that certain repair provisions have been provided which permit rent increases, but the common experience has been that it is not allowed to be raised.

The fifteen-year commitment presents a real concern to him, per Mr. Applegate. He has supported existing Section 8 Rental Assistance, but here is a case where, for a small financial commitment, HUD can gain control of the property for a 15-year period. Councilman Applegate does not feel this is the type of program the City should become involved in.

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Councilman Brown acknowledged that there might be pitfalls, but, in his opinion, where you have a voluntary program involving landlords, it will be found that they are a group of sophisticated businessmen who can make the necessary judgment. It is important that the City provide to interested parties the kind of education needed in such an undertaking, per Mr. Brown -- in his mind, it is no different than taking a long term mortgage on the property.

It was indicated by Councilman Wilson that he will support the program -- what is the alternative for a property owner who wants to upgrade his property and what guarantees are given him that would compare with what the government is offering for a long term investment -- further, the property owner would be very knowledgeable about risks involved.

Councilman Rossberg stated that he will cast a negative vote in this matter -- he is concerned about the success in other cities and is particularly concerned in dealing with HUD on this particular kind of project. Mr. Rossberg also noted that a 15-year program such as this might work in reverse from the standpoint of deterioration. Energetic efforts in the target rehab area would be preferred by Councilman Rossberg -- concentration should be on low and moderate income senior and handicapped citizens.

It was the comment of Councilwoman Geissert that no one would be coerced into participating in the program; it is strictly voluntary, and she would concur that most owners of income property are very sophisticated, plus the fact that Staff would assist with efficiency and integrity. Mrs. Geissert sees this program as a distinct incentive to upgrade for interested property owners; it is another step in the direction to provide decent housing for low and moderate income people.

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

RESOLUTION NO. 81-24

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE, CALIFORNIA,
AUTHORIZING EXECUTION OF SECTION 8
HOUSING ASSISTANCE PAYMENTS PROGRAM
ANNUAL CONTRIBUTIONS CONTRACT PART I
FOR MODERATE REHABILITATION PROGRAM
INCLUDING PROJECT NUMBERS CA 16-K121-001
PROVIDING FOR THE INCORPORATION OF SAID
PART I INTO MASTER SECTION 8 ANNUAL
CONTRIBUTIONS CONTRACT NO. SF-549,

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AND PROVIDING FOR THE DEPOSIT OF
MONIES PURSUANT TO A GENERAL
DEPOSITORY AGREEMENT

Councilman Wilson moved for the adoption of Resolution No. 81-24. The motion was seconded by Councilman Brown.

Prior to roll call vote on the motion, it was the comment of Mayor Armstrong that, as in all cases, the Council makes the final decision; there is no mandate to this program; the property owner is free to choose it or free to ignore it -- the City is only making available an opportunity to participate in a program which some property owners may find suitable to their needs.

The motion to adopt Resolution No. 81-24 carried, with roll call vote as follows:

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

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12c. PROPOSED GUIDELINES FOR PROCESSING MOBILE LIVING UNIT REBATES.

RECOMMENDATION OF COMMUNITY DEVELOPMENT STAFF/ HOME REHABILITATION LOAN COMMITTEE: Adoption of the subject Procedural Guidelines for Processing Mobile Living Unit Rebates (of record).

Mrs. Sylvia Beck, 18801 Hawthorne Boulevard, urged that this matter be expedited, expressing appreciation for the many efforts in behalf of these Guidelines.

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

The Council now returned to:

8b. KASHIWA DAY OBSERVANCES AND INTRODUCTIONS.

Introduction of Torrance exchange students who will go to Kashiwa, Japan in July, 1981 was made by Mayor Armstrong, accompanied by good wishes for a rewarding trip from the Council.

These introductions were followed by a traditional Japanese tea ceremony, sponsored by the Sister City Association -- all present participated in this gracious ceremony.

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A 20-minute recess was ordered by Mayor Armstrong for the above occasion, the hour being 8:20 P.M.

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14. PERSONNEL MATTERS:

14a. EXECUTIVE SESSION re: Wages, Hours, Working Conditions.

See Page 10.

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At 8:50 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:51 P.M.

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21. ADDENDUM ITEM:

- 21a.
- RESOLUTION
- re: Contract with Don A. Cotton and Associates - EIR for Ponderosa Homes.

RESOLUTION NO. 81-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND DON COTTON AND ASSOCIATES FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Councilman Walker moved for the adoption of Resolution No. 81-25. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

The Certificate of Insurance was formally signed by Mayor Armstrong at this time.

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate reviewed the efforts of the South Bay Corridor Study Committee re: citywide signalization, noting the interest in this matter of the City of Carson. He urged that the City of Torrance bring forth any projects of particular interest, with note of the likelihood of the introduction of the matter of Flagler Lane. City Manager Ferraro advised that Los Angeles County has initiated a revised Environmental Impact Report re: Flagler Lane, and the matter likely will be back before this Council in the not too distant future. Councilman Applegate suggested that the Council might wish to entertain viable alternates (such as the opening of Anza Avenue) at this later date.

22b. Councilman Applegate requested clarification regarding the reference to "computer management program" in the January 30th communication from Police Chief Nash. City Manager Ferraro will check this out and report back.

22c. Councilwoman Geissert requested clarification re: Council intent on the matter of concerns re: the Air Quality Management Plan and auto emission testing as discussed at the February 17th Council meeting -- it would be her preference that this matter be returned as an agenda item for full discussion and formation of a Council position. There were no objections, and it was so ordered.

22d. Councilman Rossberg requested an updated report on the status of the Inglewood/Anza street openings.

22e. Councilman Rossberg announced that the South Bay Cities group will be meeting on Thursday, February 26th -- topic of discussion: SCAG.

22f. Mayor Armstrong advised that he and City Manager Ferraro will be meeting with Speaker Willie Brown in Sacramento on February 25th -- like get-togethers by other members of the Council was recommended by the Mayor.

Also noted by Mayor Armstrong was the fact that he and Councilman Walker will be attending the National League of Cities Conference in Washington, D.C. during the coming week.

22g. Mayor Armstrong noted the request of Budget Officer Ng that a Pre-Budget Workshop be scheduled for 6:00 P.M. Tuesday, March 10th. There were no objections, and it was so ordered.

22h. City Clerk Nelson advised that only two applications have been received for the Fine Arts Commission -- these interviews will be rescheduled in order that there be more applicants.

It was the recommendation of Councilwoman Geissert that there be further advertising re: Commission vacancies by posting this information at the Recreation and Joslyn Centers.

Suggested by Councilman Applegate was that the City Clerk place notices re: such vacancies on all Commission agendas, rather than the present mailing of letters to all Commissioners. Further noted by Mayor Armstrong was the substantial circulation of the Council agenda where such notification could be published.

Commission consideration re: a 5-man Commission vs. a 7-man Commission (as suggested by the City Clerk) was concurred in, it being understood that the Council is not leaning in that direction nor recommending such a revision; this is merely an opportunity to reflect upon the suggestion.

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14a. EXECUTIVE SESSION re: Wages, Hours, Working Conditions.

At 9:25 P.M. the Council recessed for an Executive Session, returning at 10:25 P.M. to take the following action:

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RESOLUTION NO. 81-26

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SETTING FORTH CERTAIN
CHANGES REGARDING WAGES, HOURS AND WORKING
CONDITIONS FOR EXTERNALLY FUNDED EMPLOYEES
AMENDING RESOLUTION NO. 80-211

Councilman Wilson moved for the adoption of Resolution
No. 81-26. His motion, seconded by Councilman Brown, was
unanimously approved by roll call vote.

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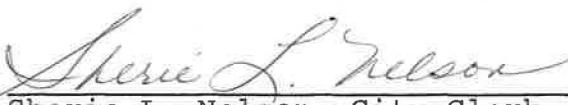
At 10:30 P.M. the meeting was regularly adjourned in
memory of Mrs. Betty Griffin and Judge Auten Bush.

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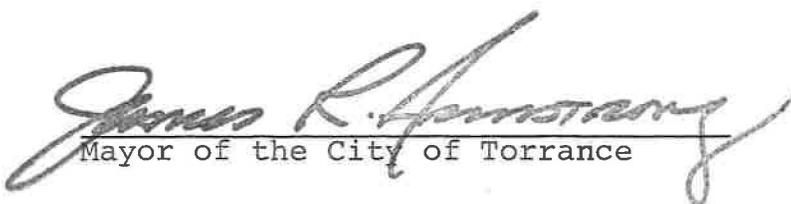
Ava Cripe
Minute Secretary

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Sherie L. Nelson, City Clerk



Mayor of the City of Torrance