

I N D E X

City Council - April 14, 1981

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Ava Cripe
Minute SecretaryCity Council
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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, April 14, 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:

Water System Manager Borgwat led in the salute to the flag.

4. INVOCATION:

Reverend George Detor, St. Andrew's Episcopal 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.

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7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design:
April 27th at 5:00 P.M.

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With deep regret, Mayor Armstrong announced the passing of Mr. Jack Schmidt, and directed that this meeting be adjourned in his memory.

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8. COMMUNITY MATTERS:8a. RECOGNITION OF RETIRING EMPLOYEE JOSEPH W. ROBERTS.

Mayor Armstrong, on behalf of the Council, extended congratulations and presented a plaque to retiring City employee Joseph W. Roberts after 24 years of service to the City of Torrance.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. JUNIOR STATE CONFERENCE - Torrance Youth Council.RECOMMENDATION OF TORRANCE YOUTH COUNCIL:

That the Park and Recreation Department be authorized to spend \$893.00 from the current Youth Council budget. There is currently \$450.00 in the Youth Council budget for out-of-town travel.

PARK AND RECREATION DIRECTOR'S NOTE:

The Department concurs with the recommendation of the Youth Council to send seven members and the Staff liaison to the Junior State Conference in Sacramento. No appropriation is necessary, there are sufficient funds in the Youth Council budget for this expenditure if approved by City Council.

CITY MANAGER'S NOTE:

It has been City Council policy to authorize one Commissioner to attend a conference at the same time. In the past, however, Council has waived the policy for the Youth Council.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Youth Council and the Park and Recreation Director. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. FOUR-POINT PLAN TO RESOLVE NEIGHBORHOOD PROBLEMS IN THE VICINITY OF THE VINE AVENUE ACCESS TO SHERY HIGH SCHOOL.

Continued to either May 12th or May 19th.

10b. RESOLUTION re: Consent for Inclusion in County Highway System - Redondo Beach Boulevard - Hawthorne Boulevard and Prairie Avenue.RESOLUTION NO. 81-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONSENTING TO ESTABLISHMENT OF A PORTION OF REDONDO BEACH BOULEVARD WITHIN SAID CITY AS A PART OF THE SYSTEM OF HIGHWAYS OF THE COUNTY OF LOS ANGELES

Councilwoman Geissert moved for the adoption of Resolution No. 81-50. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

10c. PROPOSED VACATION OF A PORTION OF 190TH STREET EAST OF HAWTHORNE BOULEVARD AND SOUTHWEST OF THE A.T. & S.F. RIGHT-OF-WAY - J. RALPH BLACK, M.D.RECOMMENDATION OF ACTING CITY ENGINEER:

That the City Council approve and adopt the subject resolution summarily vacating the excess street right-of-way as described in said resolution.

City Manager's Recommendation:

The City Manager is concerned about this vacation because the subject lot is small, has access problems and will be difficult to develop. There is a fear that it will continue to be an unmaintained eyesore.

As an alternative, your Honorable Body could determine that it is in the public interest to landscape it. Such landscaping would have to be identified as a street purpose. The problem with this approach is that unless it is given a higher priority than other pending median projects, there is the distinct possibility that it would remain a public eyesore for some time. Also, there would be an ongoing maintenance cost to the taxpayers once landscaped.

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An associated problem is the State traffic control equipment which is located on State owned property between Hawthorne Boulevard and Dr. Black's property. This also is the only access point to the area. The State was contacted by letter to determine if they have any interest in the easement, but have not responded. The City Manager's office did contact the State on Friday by phone and received information that the State is interested in both Dr. Black's property and in the area covered by the easement as a permanent site for their traffic control equipment (including landscaping and permanent structures). There is also City owned property between 190th St. and Black's property.

The State has issued a contract to build the facility in the area of the southwest ramp to the 405 Freeway on Artesia. However, they feel this is a much less desirable location and are still interested in the Black property. We have received no written confirmation from the State at this time, nor has the State ever offered to purchase Dr. Black's property.

The City Manager recommends that this matter be referred back to staff to determine if the State can use the easement or if the State is desirous of purchasing the Black property.

Councilman Applegate announced that he would ABSTAIN in this matter in that Dr. Black is part of his firm.

Comments from the audience were invited by the Mayor.

Dr. Ralph Black, 36 Saddleback Road, Rolling Hills, reviewed the background history of the subject property and his purchase of same in 1968, including his request in 1979 that the excess property be deeded back to him. Further noted by Dr. Black was the communication from Caltrans advising that they have no interest in acquiring the property (copies of this letter were provided the Council, for the record). His desire to acquire the vacated property was reaffirmed by Dr. Black.

Discussion ensued; it was the recommendation of Senior Administrative Clark that this item be held for one week to permit further investigation re: possible State interest.

MOTION: Councilwoman Geissert moved to hold this item for one week or until there could be updated input from the State. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES:	COUNCILMEMBERS:	Brown, Geissert, Rossberg, Walker, Wilson; Mayor Armstrong.
NOES:	COUNCILMEMBERS:	None.
ABSTAIN:	COUNCILMEMBERS:	Applegate.

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It was the request of Councilman Brown that if the item comes back with a report that the State is not interested, that Staff return with something, perhaps on a voluntary basis, indicating that Dr. Black will undertake the upgrading of the site.

- 10d. RESOLUTION re: Assessment Engineering Services for Extension of Street Lighting District #17.

RESOLUTION NO. 81-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO EXTEND THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND PATRICK N. ROSSETTI FOR PROFESSIONAL SERVICES IN CONNECTION WITH STREET LIGHTING ASSESSMENT DISTRICT NO. 17 (1981-82)

Councilman Wilson moved for the adoption of Resolution No. 81-51. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. RESOLUTION re: A.B. 591.

RESOLUTION NO. 81-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING ASSEMBLY BILL 591, AND URGING ITS ADOPTION BY THE LEGISLATURE

Councilwoman Geissert moved for the adoption of Resolution No. 81-52. Her motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

- 14a. HEARING FOR APPEAL OF JAMES LYNCH, DISMISSED POLICE OFFICER.

RECOMMENDATION OF CIVIL SERVICE ADMINISTRATOR:
That this hearing be set for 6:00 P.M. Tuesday, May 12, 1981. This date and time is acceptable to both parties.

Attorney Michael Norris, representing Mr. James Lynch, stated that it now appears that various members of the Civil

Service Commission spoke with various police officers and people who were responsible for the termination of Mr. Lynch during the hearing period -- in fact, it appears that one Commissioner actually spoke with Captain Popp who effected the termination for some twenty minutes prior to the deliberations of the evening when the Findings of Fact were rendered. On the basis of that, per Mr. Norris, he would not want the decision of the Civil Service Commission to be approved by the City Council if there is any doubt at all about the partiality of the Commission members. It was the request of Mr. Norris that the hearing be set up with the Commission if necessary to explore this aspect with the Commission.

It was the finding of Deputy City Attorney Quale that the issue of whether the Civil Service Commission was biased, one way or the other, should show in a review of the evidence and the Findings of Fact. In any event, according to Mr. Quale, it is the responsibility of the Council to review the evidence shown in the transcript and Findings of Fact to make a determination whether or not the Commission's decision is supportable by the evidence.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Civil Service Administrator. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

15. HEARINGS:

- 15a. APPEAL OF ENVIRONMENTAL REVIEW BOARD ISSUANCE OF A NEGATIVE DECLARATION in the consideration of Environmental Issues regarding the construction of a six-story office building above a three-level Parking Structure in the C-3 zone at 3092 Sepulveda Boulevard, EA 80-32, Robert L. Brattrud (PCR 80-7).

Proof of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following presentation by Planning Associate Woodward and Environmental Review Board Chairman McKinnon, invited comments from the audience.

Mr. Walter Thomas, New Horizons resident, and Ms. Brenda McKinnon, 2928 Briarwood Drive, advised the Council that there had not been proper notification to the affected residents. Information relative to notification procedures in this case was not available to Staff.

MOTION: Councilman Wilson moved to continue Item 15a to April 28th. The motion was seconded by Councilman Rossberg. There were no objections, and it was so ordered.

15b. APPEAL OF PLANNING COMMISSION DENIAL OF A CONDITIONAL USE PERMIT AND CONSIDERATION OF A ZONE CHANGE AND A GENERAL PLAN AMENDMENT to allow the construction of a three-story, 100-unit housing project for the elderly at 2000 West 162nd Street - CUP 80-74, ZC 80-13 and GPA 80-4; GARDENA VALLEY JAPANESE CULTURAL INSTITUTE.
 THE PLANNING DEPARTMENT RECOMMENDS APPROVAL OF THE REQUEST AND THE PLANNING COMMISSION DENIED THE CONDITIONAL USE PERMIT AND RECOMMENDED DENIAL OF THE ZONE CHANGE AND GENERAL PLAN AMENDMENT.

Proof of Publication was presented by Deputy City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, noting that he had offered the appeal in this matter based on his opinion that any and all plans which offer housing for senior citizens and the handicapped are worthy of full consideration.

Staff presentation was provided by Planning Associate Woodward, following which Mayor Armstrong invited comments from the audience.

Speaking in opposition to the proposed project were: Paul Major, 1931 West 162nd Street; an attorney (name unintelligible) representing the homeowners along 162nd Street; and A. McCafferty, West 183rd Street. Reasons cited were the many other activities at the subject site; density; three-story height in a residential area; and lack of parking.

At this point in the meeting, Mayor Armstrong requested that the proponent offer his presentation. Accordingly, Mr. William T. Hurado, representing J.C.I., provided the background history of this organization, including the acceptance of their funding application to construct the proposed development. Also outlined by Mr. Hurado were the HUD processing procedures, stipulations, Environmental Review Board findings, Planning Department (approval) and Planning Commission (denial) recommendations, etc. Mr. Hurado then enumerated concerns expressed and rebutted same. It was further stated by Mr. Hurado that it is not intended to restrict the units to any specific ethnic group; guidelines are set forth by HUD, not by the sponsor; there will be no preference for residents of one city over another -- J.C.I. is a public body serving the South Bay area, and could be of no greater service than to supply the proposed housing.

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Audience comments were resumed.

Speaking in opposition were: Steve McFarren, 2035 West 162nd Street; Charles Mashburn, 2124 West 160th Street; Ms. Ellen Hill, 16419 Wilton Place; Russ McCafferty, 4038 West 183rd Street; Ms. Mary Zacone (address unintelligible); Bob Soderberg, 2711 West 162nd Street; Ms. Wayne Meyer, 2048 West 161st Street; Ms. Sandra Reagan, 16022 Illinois Court; William Melton, 2108 West 161st Street; Ms. Mara Francey, 1915 West 162nd Street; Ms. Wilma Cole, Taylor Court; Quentin Blakely, 16222 Taylor Court; and Ms. Donna Macorn, 2129 West 162nd Street. Reasons cited were that R-1 zoning should be maintained; the overwhelming traffic and parking problems, and the resultant congestion; adverse impact on property values; strain on City services; the need to keep the sports fields for the youth programs; the 34" street width; increased growth rate of senior citizen drivers; and the imposition on the life style of the neighborhood.

In support of the project were: Glen Gucci, 2207 - 231st Street, Board of Directors, Little Tokyo Towers; Lincoln Schmidt, 1312 West 162nd Street, Gardena; Ms. Mona Taguchi, 14720 Raymond Avenue, Human Resources Commission, City of Gardena; Stephen Proctor, 4706 Emerald; Robert Hurado, president, J.C.I. (clarified fund-raising activities and non-profit status of organization); Stan Kamea, 1841 West 179th Street (associated with baseball organization which uses the subject property; they will seek another location to make way for this worthwhile project); Ron Wassertman, 4707 Narrot Street; and Mr. Yokomato, 3440 Torrance Boulevard, former City of Gardena councilman. It was additionally stated by the above speakers that parking problems do not exist; this is a very worthwhile project for the community; there is a desperate need for senior citizen/handicapped housing; and it would be the greatest of tragedies to forfeit the approved monies.

There being no one else who wished to be heard, Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

The hour being 9:30 P.M., a 10-minute recess was ordered by Mayor Armstrong.

On resumption of the meeting, Council discussion evoked the following comments:

Councilman Walker: He has visited this site, as well as many other senior citizen housing sites in Southern California in recent months, and in drawing a comparison, it seems there would be adequate parking for the residents, and that the development would add to the quietness, beauty and safety of the neighborhood. While it is not easy to vote against the concerns and preference of many people in the audience, there is this unquestioned need in the community; the Council has an opportunity to take that first step in filling that need, and he will vote in favor of the project.

Councilman Wilson: This Council has gone on record unanimously stating that senior citizen/handicapped housing was of the greatest concern, and support would be given this effort. It seems to him that this would be an opportunity to further enrich our community by permitting the subject housing development. The expressed problems are recognized; however, it seems that future life styles are going to change, and this may be the necessary direction to accommodate not only seniors but the youth as well -- there will be more group living, rather than the present concept of single-family home ownership. All approvals have been given for this project -- it would be a community loss not to have this very worthwhile development.

Councilman Brown: Pointed out the dedicated efforts of this City re: the search for senior citizen housing sites and funding. The Council is now faced with the reality that this perhaps may be the only possible location, simply because it is the only one for which there is approved funding or is likely to be approved funding for senior housing. The foremost problem raised by the neighbors is parking, not necessarily that of the housing but the housing in concert with other activities at the Center. It was the comment of Planning Associate Woodward that Staff could work with J.C.I. to arrive at a program which would result in a coordination of activities. Conditions to mitigate some of the expressed concerns were submitted later by Mr. Brown.

Councilwoman Geissert: Concurred with the need for coordination re: parking. In view of the Council struggles over the last several years seeking funding for senior housing for the community, without success, she could not vote against the subject project.

Councilman Applegate: It was his request that there be an added condition that J.C.I. enter into the CC&Rs on this property that the present parking plan will remain unchanged. He will support approval of the request based on the accumulations of things done over the past year -- while he has not changed his mind about HUD, this is the best thing that has been presented to the Council and well may be the last project where there is true local control. The parking problem will be mitigated for the reason that J.C.I. Gardens, once constructed, will create a buffer zone between the existing multi-purpose building and the V.F.W. Hall -- parking will be generated more toward the Gardena side because people will not walk around the entire apartment complex in order to have use of the building. Further requested was that the City Engineer be empowered to straighten out the line and widen 162nd Street.

Councilman Rossberg: This Council, without question, is dedicated to assisting in any manner possible senior citizen/handicapped housing -- this has been a unanimous position for many years. More locations would be desirable, but they have not materialized. The proposed project is something that should go ahead, with every effort extended to make it something everyone is favorably impressed with -- he will support a motion for approval.

Mayor Armstrong: Discussion has been directed to this being an R-1 neighborhood -- however, there are apartment houses in the area; it is an area of mixed zoning. The neighborhood simply cannot be destroyed, based on the evidence and experience of the City and other communities where this type of development has occurred. The track record of the sponsors of this particular program, in terms of their efforts to mitigate the impact, is outstanding. There are in the City of Torrance some 5,000 people, 65 years of age and over, who are living at the poverty level -- we must begin.

MOTION: Councilman Brown moved that the Council grant the appeal and concur with the Planning Department recommendation for approval of CUP 80-74, ZC 80-13 and GPA 80-4, subject to Staff conditions #1 through #17, with the following additions:

#18: This would provide that any housing on the subject property would be used only for senior citizen and handicapped housing;

#19: That would provide as follows: That a comprehensive parking plan shall be developed, to the satisfaction of the Planning Director, to insure the development and maintenance of sufficient parking so that the parking requirements of the senior citizens' housing and activities of the J.C.I. will not materially burden parking on adjoining streets.

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Further, that Staff be directed to explore the issue of circulation in that area, including the issue of the irregular dimension of the street -- to be returned to the Council at the earliest opportunity, This will include a survey re: existing street parking. The parking plans should include, where appropriate, the use of CC&Rs to insure ongoing maintenance of the parking as included in the parking allocation so it is not converted to a subsequent use.

The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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

ORDINANCE NO. 3002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT 2000 WEST 162ND STREET AND DESCRIBED IN ZONE CHANGE CASE 80-13, GARDENA VALLEY JAPANESE CULTURAL INSTITUTE

Councilman Applegate moved for the approval of Ordinance No. 3002 at its first reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

RESOLUTION NO. 81-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING THE APPEAL OF JAPANESE CULTURAL INSTITUTE CONCERNING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A THREE-STORY BUILDING CONTAINING 100 HOUSING UNITS FOR THE ELDERLY AND HANDICAPPED IN THE R-5 ZONE ON PROPERTY LOCATED AT 2000 WEST 162ND STREET, CUP 80-74, GARDENA VALLEY JAPANESE CULTURAL INSTITUTE

Councilman Wilson moved for the adoption of Resolution No. 81-53, as above amended by Councilman Brown's motion. This motion was seconded by Councilman Walker; roll call vote was unanimously favorable.

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17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION/ORDINANCE re: City Council Rules of Order.

RESOLUTION NO. 81-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING RULES OF ORDER FOR THE MEETINGS, GOVERNMENT AND CONDUCT OF BUSINESS OF THE CITY COUNCIL

Councilwoman Geissert moved for the adoption of Resolution No. 81-54. Her motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

ORDINANCE NO. 3003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 12.1.4 OF THE TORRANCE MUNICIPAL CODE ESTABLISHING THE PLACE OF HOLDING COUNCIL MEETINGS

Councilman Wilson moved for the approval of Ordinance No. 3003 at its first reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3001. (SECOND FIRST READING)

ORDINANCE NO. 3001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE LAND USE CODE TO PROVIDE FOR INCREASED PARKING FOR OFFICES, FURNITURE AND APPLIANCE STORES, AND CREDIT UNIONS

Councilman Wilson moved for the adoption of Ordinance No. 3001 at its second first reading. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

20. CONSENT CALENDAR:20a. TRACT NO. 25551

Subdivider: Universal Trade & Industries, Inc.
(Paul Conway, President)
Location: 20331 Anza Avenue
No. of Lots: One (18-unit Condo)

RECOMMENDATION OF ACTING CITY ENGINEER/PLANNING DIRECTOR:
That Final Map No. 25551 be approved.

20b. DISPOSAL OF SURPLUS CITY VEHICLE VIA COMMERCIAL PUBLIC AUCTION.RECOMMENDATION OF STAFF:

That Council authorize the sale of the above listed SURPLUS City vehicles (material of record) and other equipment utilizing the services of a commercial vehicle auction outlet, the Ken Porter Auction Company.

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

Considered separately:

20c. Award of Contract - Re: Purchase of Two Budgeted Replacement Fork Lift Units.
Ref. Bid #B81-22 Expenditure: \$33,233.12RECOMMENDATION OF STAFF:

That Council reject the bid on the TCM forklifts for the reason that the unit is not of "industrial quality," and it is recommended that your Honorable Body approve a contract to Freeborn Equipment Company in the amount of \$33,233.12, for the purchase of two fork lift trucks.

Mr. Craig Bell, representing Melroe Tractor Company in Gardena, was present to offer comparisons between the TCM and the Toyota forklifts, with note of the fact that the City has been doing business with the Melroe Company for some thirty years. It was the opinion of Mr. Bell that the TCM equipment is more than equal in all areas of capacity, stability and accessory specifications.

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It was the consensus of the Council that this item be referred to the Finance Committee, with notification to appropriate parties.

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The hour being 10:30 P.M. the Council recessed and reconvened as the Redevelopment Agency. The Council returned to its agenda at 10:31 P.M.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted the participation of City Manager Ferraro in the recent Fire Fighter physical agility examination -- a tactful report was provided by Fire Chief De Young.

22b. Councilman Applegate advised that he would be out of the state the first week in May, and requested that his absence from the May 5th Council meeting be excused. It was so ordered.

22c. Councilman Rossberg requested Staff investigation regarding new legislation which will permit mobile homes in R-1 zones.

22d. Councilman Rossberg requested status reports re: (1) paid parking study and (2) Cravens-El Prado Senior Citizen Project.

22e. Mayor Armstrong advised that Supervisor Dana has reaffirmed the County's road commitments for this year but has indicated that future budgets will be tighter. Further, Supervisor Dana had indicated that a unified City/County approach is being coordinated to address the Governor's proposed budget.

22f. Mayor Armstrong noted communication from Mr. John Tuite (HUD) confirming that the City's audit of Block Grant Funds was correct and that the letter of credit was restored.

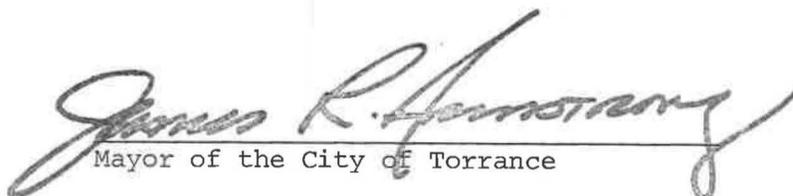
The meeting was regularly adjourned at 10:50 P.M.
-- adjournment was in memory of Mr. Jack Schmidt.

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Ava Cripe
Minute Secretary

14.

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Mayor of the City of Torrance


Deputy City Clerk of the City of Torrance