

I N D E X

City Council - May 19, 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, May 19, 1981, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong. Councilman Brown arrived at 5:40 P.M.

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Girl Scout Troop No. 470 led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend George Johnson, Cathedral of Life Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of April 14, 1981, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

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

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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 Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brown had not yet arrived at the meeting).

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design:
May 20th at 8:00 P.M.

Transportation Committee:
May 20th at 5:00 P.M.

8. COMMUNITY MATTERS:

8a. PROCLAMATION - "First Class Girl Scout Week" -
the week of May 18, 1981.

8b. PROCLAMATION - "National Public Works Week" -
May 17-23, 1981.

So proclaimed by Mayor Armstrong.

8c. RESOLUTION commending Dave Rapella upon his selection
as Fire Fighter of the Year.

RESOLUTION NO. 81-84

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, COMMENDING
DAVE RAPELLA UPON HIS SELECTION BY THE
TORRANCE FIRE FIGHTER'S ASSOCIATION AS
FIRE FIGHTER OF THE YEAR

Councilman Walker moved for the adoption of Resolution No. 81-84. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

Formal presentation of this commendation was made by Mayor Armstrong, with grateful acceptance by "Fire Fighter of the Year" Dave Rapella.

8d. RESOLUTION FROM GERALD N. FELANDO, 52ND ASSEMBLY DISTRICT congratulating and commending the City of Torrance upon the celebration of the 60th Anniversary of its incorporation.

Presentation of Assemblyman Felando's resolution was made by his representative, Ms. Isabel Moore -- sincere appreciation for this document was expressed by Mayor Armstrong, on behalf of the Council.

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- 8e. RESOLUTION commemorating the 60th Anniversary of the City of Torrance.

RESOLUTION NO. 81-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, COMMEMORATING THE 60TH ANNIVERSARY OF THE CITY'S INCORPORATION

Councilman Wilson moved for the adoption of Resolution No. 81-85. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. RESOLUTION re: Reappropriation of Funds regarding Madrona Marsh.

RESOLUTION NO. 81-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE LEGISLATURE OF THE STATE OF CALIFORNIA TO REAPPROPRIATE THE FUNDS UNDER AB 322, FOR THE PLANNING AND ACQUISITION OF THE MADRONA MARSH

Councilman Brown moved for the adoption of Resolution No. 81-86. His motion was seconded by Councilwoman Geissert.

There was Council discussion prior to roll call vote on the motion. Councilman Rossberg reaffirmed his opinion that the Mayor has all the necessary tools to contact the appropriate legislators via written communication to note previous action taken by the Council.

Mrs. Georgean Griswold, 244 Avenida Atezada, representing Friends of the Madrona Marsh, strongly urged adoption of the subject resolution in that this is not new money and dates all the way back to 1976. The City should want to hold on to any money which might provide open space, in the opinion of Mrs. Griswold.

Councilman Brown's motion for the adoption of Resolution No. 81-86 carried, with roll call vote as follows:

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

It was the comment of Councilman Walker that although he cast an affirmative vote on the above motion, his preference would have been for Ordinance B which incorporates the word "possible."

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

17. ADMINISTRATIVE MATTERS:

- 17b. REQUEST FROM COMMONWEALTH BANK - use of City land for temporary employee parking during period of building construction.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That your Honorable Body approve the request from Commonwealth Bank for use of the subject City land for temporary employee parking, and direct the City Attorney to draw a license granting such use to include the terms and conditions as stipulated in this transmittal.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Land Management Team. His motion was seconded by Councilman Walker.

Councilman Brown questioned the \$150 per month rental rate -- this was much too low, in his opinion. Councilwoman Geissert concurred that this rate was unrealistic. Further review was recommended by City Manager Ferraro.

Mr. Warren Babiar, assistant vice president, Commonwealth Bank, 3424 Carson, stated that the \$5.00 per car per month was suggested by the City Manager's office, and was agreed to by the bank.

A SUBSTITUTE MOTION was offered by Councilman Brown: To concur with the recommendation of the Land Management Team, but to provide a monthly rental of \$450 (a 3% lease). The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

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The Council now returned to:

9. LIBRARY/PARK AND RECREATION MATTERS (Cont.):
 9b. AMENDMENT OF ARCHITECT'S CONTRACT FOR SUR LA BREA PARK.

RECOMMENDATION OF PARK AND RECREATION DEPARTMENT:
 That your Honorable Body amend the contract with Recreation Systems, Inc. by adding \$15,850 to the existing agreement, so that the Master Plan of Sur La Brea Park can be revised and construction documents drawn up for the final phase of the park's east end development.

Representing the Southeast Torrance Homeowners' Association, Mrs. Dee Hardison expressed the hope that Council would concur with the Staff recommendation.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Park and Recreation Department. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:
 10a. RESOLUTION re: Dedication of portion of City-owned property for Street and Highway Purposes.

RESOLUTION NO. 81-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DEDICATING CITY-OWNED PROPERTY FOR STREET AND HIGHWAY PURPOSES, NAMELY, CARSON STREET AND CRENSHAW BOULEVARD

Councilman Wilson moved for the adoption of Resolution No. 81-87. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

- 10b. AWARD OF CONTRACT for installation of left-turn signals on Crenshaw Boulevard at Rolling Hills Road and at 235th Street (B81-16).

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:
 That the contract for this project be awarded to C.T. & F., Inc. for \$51,372, and that all other bids be rejected.

MOTION: Councilwoman Geissert moved to concur with the above stated Staff recommendation. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

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At 6:25 P.M. Mayor Armstrong ordered a recess, and invited all present to the front lobby for cake and coffee in celebration of the sixtieth birthday of the City of Torrance.

The meeting resumed at 6:50 P.M.

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10c. DESIGN FOR CIVIC CENTER DRIVE NORTH.

Staff presentation was provided by Acting City Engineer Bourbonnais -- neighborhood concerns were reviewed as well.

Present on this matter were: Monty Sternquist, 20921 Madrona; Glen Huseman, 20809 South Avis; Kim Kristoferson, 3413 Emerald Street; Richard Black, 20905 Avis; Ms. Jane Looper, 20817 Madrona; Darrell Looper, 20817 Madrona; and Ken Brown, 20813 Madrona.

The following concerns and comments were expressed: noise, air pollution, increased traffic, congestion, accident potential, annoying light reflections into residences, safety hazards, appropriate signalization, detrimental effect on property values, possible need for property acquisition, etc. Alternate routes and solutions were also reviewed.

Council discussion ensued, with in-depth consideration of Options presented. Ultimate action taken by the Council is reflected below:

MOTION: Councilman Walker moved for the adoption of Option 2(a) (Page 7 of material of record) -- signaling Emerald, opening Civic Center Drive North, with the dip in the parcel, with a left turn out of Civic Center Drive North going south and a left turn going in -- further, that Staff attempt to develop a plan minimizing headlight intrusion into residences. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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12. PLANNING AND ZONING MATTERS:12a. RESOLUTION opposing AB 416 - Enterprise Zone Act.RESOLUTION NO. 81-88A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, OPPOSING
ASSEMBLY BILL 416 (NOLAN) ALLOWING THE
CREATION OF ENTERPRISE ZONES

Councilman Walker moved for the adoption of Resolution No. 81-88; his motion was seconded by Councilman Applegate, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Brown, Rossberg,
Walker, Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Geissert (need not be before the
Council; is a discretionary
measure.)

15. HEARINGS:15a. PP 81-1, CAPITAL ACCUMULATION SYSTEMS. Appeal of Planning Commission approval of a Precise Plan to allow construction of a 4,974 square foot residence at 439 Via El Chico in the R-1 zone of the Hillside Overlay District.

Mayor Armstrong announced that this was the time and place of the subject continued public hearing, noting that he was the appellant in this case.

Councilman Applegate announced that he would abstain in this matter, for previously stated reasons, and departed from the Council Chambers.

Staff presentation was provided by Planning Associate Woodward.

Comments from the audience were then invited by the Mayor.

Representing the proponent, Mr. Mike Chase, 1845 South Elena, Redondo Beach, pointed out the unique circumstances in this request -- the 10,000 square foot lot, the three-car garage arrangement, etc. Mr. Chase also noted their efforts to protect the views of the other homes on this street -- this is a situation where there is a very expensive lot and ultimately a very large house.

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

It was the comment of Councilman Walker that he could recognize the concerns behind the appeal; however, this is an unusual situation, in his opinion, which meets Code requirements and the demands of the marketplace. Mr. Walker accordingly offered the following:

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Commission for approval of PP 81-1, subject to conditions. The motion was seconded by Councilman Brown.

Council discussion resumed; prior to roll call vote on the motion. Mrs. Geissert stated that this represented "overbuilding" from the standpoint of compatibility with the neighborhood, with note of parking and access problems with the long cul-de-sac; she will, however, support the motion because present Codes do not provide guidance to do otherwise. Councilman Rossberg felt that the structure being built into the hill, as is proposed, will not be overpowering in the neighborhood.

Mayor Armstrong commented that although he filed the appeal, it was not with a feeling that it was something that should not be done or something that he would oppose, but, rather, for the reason that the whole general subject matter needs to be addressed.

Councilman Walker's motion to concur with the recommendation of the Planning Commission carried, with roll call vote as follows:

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

RESOLUTION NO. 81-89

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, APPROVING
A PRECISE PLAN OF DEVELOPMENT TO ALLOW
CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE
IN THE R-1 ZONE IN THE HILLSIDE OVERLAY
DISTRICT AT 439 VIA EL CHICO - PP 81-1,
CAPITAL ACCUMULATION SYSTEMS

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Councilman Walker moved for the adoption of Resolution No. 81-89. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Applegate abstained).

Discussion returned to the need for Guidelines, and the following action resulted:

MOTION: Councilman Brown moved that the Council direct Staff to come back with a report that would provide an analysis of a mechanism whereby this type of consideration could be included as part of our normal land use planning -- this would encompass the compatibility of a dwelling unit with the surrounding area. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

Councilman Walker's negative vote was for the reason that he is opposed to excessive controls on residential building; Councilman Rossberg deemed this an unnecessary "make work" project for Staff.

15b. DOMINGUEZ WATER CORPORATION FRANCHISE.

Mayor Armstrong announced that this was the time and place for the hearing for the award of the proposed water pipeline franchise to Dominguez Water Corporation, adding: "The pipeline is to transport waste water from Mobil Oil Company to the Great Lakes Oil Recovery project, as shown on the map attached to the pipeline franchise ordinance which map is also on file in the office of the City Clerk. Further, on May 5, 1981, we passed Resolution No. 81-69 declaring our intention to award this franchise. The resolution provided for a hearing on May 19, 1981, at 5:30 P.M., and for notice to be published in the Daily Breeze."

At the Mayor's question, Deputy City Clerk Babb advised that she had the Affidavit of Publication. Councilman Brown moved that it be received and filed; his motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

Mayor Armstrong then inquired if anyone wished to be heard. There was no response.

Councilman Rossberg moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Brown moved to waive the reading of the franchise ordinance. His motion was seconded by Councilman Applegate; roll call vote was unanimously favorable.

ORDINANCE NO. 3012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO DOMINGUEZ WATER CORPORATION, A CALIFORNIA CORPORATION, A FRANCHISE TO CONSTRUCT, LAY, OPERATE AND MAINTAIN WATER PIPE LINE TO TRANSPORT WASTE WATER FROM MOBIL OIL COMPANY TO THE GREAT LAKES OIL RECOVERY PROJECT AT THE SOUTHWEST CORNER OF MADRONA AVENUE AND TORRANCE BOULEVARD

Councilman Wilson moved for the approval of Ordinance No. 3012 at its first reading. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

RESOLUTION NO.81-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN EASEMENT AND AUTHORIZING ITS EXECUTION, WHICH WILL PERMIT THE INSTALLATION OF A WATER PIPELINE ACROSS THE TORRANCE CIVIC CENTER FOR TRANSPORTATION OF WATER FROM MOBIL OIL REFINERY TO THE GREAT LAKES CARBON WATER FLOOD OIL PROJECT, TO BE OPERATED BY DOMINGUEZ WATER CORPORATION

Councilman Wilson moved for the adoption of Resolution No. 81-90. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

17. ADMINISTRATIVE MATTERS:

17a. DEVELOPMENT STANDARDS FOR THE AIRPORT COMMERCIAL FRONTAGE ALONG PACIFIC COAST HIGHWAY.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

1. Adoption of the subject Development Standards.
2. Authorization to solicit developer proposals.
3. Authorization to obtain bids for an Environmental Impact Report to be done concurrently with developer selection.
4. Authorization to initiate a zone change from M-1 to C-3.

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City Manager's Note:

Staff concurs with all the additional provisions of the Planning Commission except number 5 regarding land coverage. The Land Management Team also deleted a stipulation which required a 1/2 to 1 floor area to parcel area ratio, which was part of the document when reviewed by the Planning Commission.

Staff does not concur with the two provisions of the Airport Commission recommending that automobile agencies not be permitted on the southwest 13 acres, and that Pacific Coast Highway access be prohibited in the same area. Regarding access from Pacific Coast Highway, staff recommends limited access from two common entrances.

PLANNING COMMISSION RECOMMENDATIONS

1. Automobile agencies are an acceptable use under "proper circumstances".
2. Scenic highway, 30 foot setback (measured from front property line) is acceptable. Parking should be allowed with proper screening or underground.
3. Agriculture use is acceptable as a temporary use prior to development.
4. Standards should apply to entire airport frontage.
5. The amount of land coverage shall not exceed 50%.
6. Height limits are to be established by the F.A.A.
7. Limited access concept from Pacific Coast Highway is to be maintained.
8. Concur with signage as stated in document.
9. Recommended provisions for loading docks, trash areas, etc.
10. Change the word "structurally" to "aesthetically pleasing" (Pg 12, Paragraph 1.1).

AIRPORT COMMISSION RECOMMENDATIONS

1. Automobile agencies should not be permitted in the area between Madison Street and the proposed new airport entrance (however they are acceptable in the areas east of the proposed new entrance).
2. There should be no access from Pacific Coast Highway to the area between Madison Street and the proposed new airport entrance.

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Staff presentation was provided by Sr. Administrative Assistant Clark.

Council discussion included the following: the nature of the proposed EIR; parking allotments; "scenic route" as related to setbacks; pros and cons of automobile dealerships; concerns re: direct access onto Pacific Coast Highway; density determinations; the importance of both front and back treatment of this property from the standpoint of visibility and aesthetics; lot coverage, ingress and egress; the need for workable guidelines, etc.

Formal action taken by the Council is reflected below:

MOTION: Councilman Brown moved to concur with the Planning Commission recommendations, with the following modifications: Items #2, #5, #6, and #7 add the words: "...subject to Precise Plan requirement." The motion was seconded by Councilman Rossberg.

Councilman Brown clarified the overall intent of the above action -- the developer should come up with a plan based on the Council's preference for a 30' setback; a site coverage not to exceed 50%, and for limited access.

Roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to concur with the recommended uses of the Land Management Team (Page 2 of agenda material). THE MOTION DIED FOR LACK OF A SECOND.

It was the consensus of the Council that the matter of land uses be referred back to Staff for further definition. Councilman Brown so MOVED; seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with recommendations #2, #3 and #4 of the Land Management Team. The motion was seconded by Councilman Rossberg; roll call vote was unanimously favorable.

City Manager Ferraro displayed graphics with suggested names for the development site. It was the direction of the Council that this aspect be considered at a later date.

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18. SECOND READING ORDINANCES:18a. ORDINANCE NO. 3011.ORDINANCE NO. 3011

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING THE STANDARDS
FOR THE ISSUANCE OF BUSINESS PERMITS TO
CLARIFY THOSE STANDARDS AND TO COMPLY
WITH STATE LAW

Councilman Applegate moved for the adoption of Ordinance No. 3011 at its second and final reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

19. MATTERS NOT OTHERWISE CLASSIFIED:19a. RESOLUTION re: Request for Proposals - CATV Franchise.RESOLUTION NO. 81-91

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE SCHEDULING A PUBLIC
HEARING ON A RECOMMENDED REQUEST FOR
PROPOSALS FOR THE AWARD OF A FRANCHISE
TO CONSTRUCT AND OPERATE A CABLE
TELEVISION SYSTEM IN TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 81-91. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:20a. RENEWAL OF CONTRACT - To Furnish Rental Uniforms for
City Employees - Ref. Bid No. B79-45
Annual Expenditure: \$45,000.00RECOMMENDATION OF STAFF:

That Council authorize the renewing of current uniform rental contract with the Red Star Industrial Service Company for an additional "uniform-wear" period of 24 months at an adjusted rate of \$.86 per uniform per week. (Annual total amount = \$45,000.)

20b. AWARD OF CONTRACT - Re: Printing of Bus Route Schedules.
Ref. Bid No. B81-36 Expenditure: \$9,600.00RECOMMENDATION OF STAFF:

That Council award the contract for the required bus schedules to the low responsible bidder, JT Art Services of Redondo Beach, in the total amount of \$9,600, including tax.

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

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The hour being 9:40 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 9:41 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Ferraro expressed appreciation for the departmental support in connection with the recent Armed Forces Day celebration.

Director of Park and Recreation Barnett reviewed the highlights of the first annual Armed Forces Day 10K Run, with formal presentation of the belt buckle trophy to Staff champion Rob Clark.

The Council joined in congratulations and expressions of appreciation for another successful Armed Forces Day celebration.

22b. Councilman Rossberg noted the inadequate signing pertaining to the identification of Artesia Boulevard on Prairie/Madrona Avenue -- also, driving west on Artesia, there is need for a Prairie/Madrona sign.

22c. Councilman Rossberg inquired as to the status of the "go-cart property" on Pacific Coast Highway -- response was made by Sr. Administrative Assistant Clark.

22d. Mayor Armstrong announced that Councilman Rossberg is the current Mayor Pro Tem.

22e. Mayor Armstrong requested a Staff report regarding landscaping throughout the City.

22f. The matter of endorsement of Councilman Applegate for appointment to the SCRTD Board of Directors was reviewed by Mayor Armstrong -- the Mayor requested an expression of confidence and support for Mr. Applegate in his quest for this appointment. There were no objections, and it was so ordered.

22g. Mayor Armstrong expressed his deep appreciation to the many, many people for their kind expressions of sympathy on the loss of his father, Mr. John Armstrong.

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At 9:55 P.M. the Council recessed for an Executive Session re: pending litigation. On their return at 10:00 P.M. no action was taken.

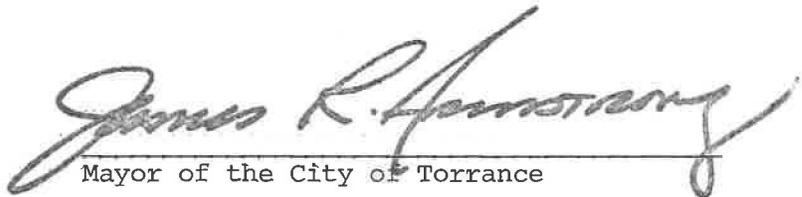
Formal adjournment was at 10:00 P.M.

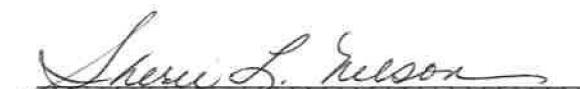
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Ava Cripe
Minute Secretary

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Mayor of the City of Torrance


City Clerk of the City of Torrance