

## I N D E X

City Council - June 9, 1981

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Ava Cripe  
Minute SecretaryCity Council  
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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, June 9, 1981, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson and Mayor Armstrong.

Absent: Councilman Brown (out of state).

Also present: City Manager Ferraro and Staff representatives.

3. FLAG SALUTE:

Sr. Administrative Assistant Elaine Winer led in the salute to the flag.

4. INVOCATION:

Reverend David Griggs, Torrance Baptist Temple, gave the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of May 5, 1981, as recorded. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote (Absent: Councilman Brown).

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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 Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brown absent).

7. COUNCIL COMMITTEE MEETINGS:Employee Relations:

June 15th meeting will be rescheduled.

\* \* \* \* \*

A patriotic medley was presented by the Happy Time Piper -- a concert thoroughly enjoyed by all present.

\* \* \* \* \*

8. COMMUNITY MATTERS:8a. PRESENTATION TO MRS. PEGGY GARNIER.

A Certificate of Appreciation was presented Mrs. Peggy Garnier by Mayor Armstrong, on behalf of the Council -- gratitude was expressed for her dedicated service on the Fine Arts Commission.

8b. PROCLAMATION - Flag Day - June 14, 1981.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARK AND RECREATION MATTERS:9a. APPOINTMENT OF 1980-81 YOUTH COUNCIL MEMBER TO FILL VACANCY.RECOMMENDATION:

The Selection Committee and the Torrance Youth Council recommend that the City Council confirm the following appointment for the 1980-81 Torrance Youth Council: John Markley (West High).

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The Council unanimously concurred with the above stated recommendation. The Oath of Office was administered to John Markley by City Clerk Nelson.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LITTLE COMPANY OF MARY HOSPITAL PARKING EGRESS ONTO TORRANCE BOULEVARD.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

Because no significant traffic problem other than inconvenience and delay to hospital visitors has been identified, the Department of Transportation RECOMMENDS that OPTION FOUR - i.e., make no changes at this time - be approved.

If the Council prefers to approve the variation to Option Four - i.e., temporary RIGHT TURN ONLY restrictions - the Department of Transportation would have no objections.

Councilman Rossberg reviewed the complex problems in the subject area -- the proposed signalization might offer some relief. It was Mr. Rossberg's recommendation that Staff go ahead with the signalization with City reserves, charging the shopping center for the cost thereof plus interest during the interim period -- an "advance funding" arrangement which would expedite the installation.

Following discussion, Council action was as follows:

MOTION: Councilman Applegate moved to concur with Option Four, temporary RIGHT TURN ONLY restrictions, concurring with Councilman Rossberg's comments regarding investigation by City Staff of possible "advance funding" by the City in order to have the early signalization. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Geissert, Rossberg,  
Wilson; Mayor Armstrong.  
NOES: COUNCILMEMBERS: Walker (prefers Option Three).  
ABSENT: COUNCILMEMBERS: Brown.

\* \* \* \* \*

12. PLANNING AND ZONING MATTERS:

- 12a. V 81-1, ALBERT LEVITT and HIDEAKI KIKUCHI. Request for approval of a Variance to allow operation of a restaurant, known as Kiku Sui, serving beer and wine in an existing commercial center at 24584 Hawthorne Boulevard, with provision of less than Code required parking. PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND APPROVAL OF THIS REQUEST.

An Affidavit of Publication was presented by City Clerk Nelson, 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 inquired if anyone wished to be heard. There was no response.

Councilman Applegate moved that the hearing be closed. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Brown absent).

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Commission and Planning Department for approval of V 81-1. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Brown absent).

RESOLUTION NO. 81-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN CODE REQUIRED PARKING IN THE C-3 (PP) ZONE ON PROPERTY LOCATED AT  
24584 HAWTHORNE BOULEVARD  
V 81-1, ALBERT LEVITT AND HIDEAKI KIKUCHI

Councilman Wilson moved for the adoption of Resolution No. 81-105. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable (Councilman Brown absent).

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. SIGN APPEAL - Case S72-45 - M.R. MANAGEMENT, Inc., doing business as TORRANCE ISUZU, 4343 - 190th Street.

RECOMMENDATION OF ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION: That your Honorable Body DENY this appeal. Wall signs or low monument type signs can give adequate identification and will be less obtrusive than will four pole signs.

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STAFF RECOMMENDATION:

Staff CONCURS with the Commission recommendation. If Council elects to hear the appeal and to allow four ground signs, Staff RECOMMENDS that the two identification signs be limited to 25' in height; that they be placed at least 100' apart; that the pole structures be architecturally treated; that lighting be timed to extinguish at close of business; and that the base of the signs be landscaped.

Staff presentation was provided by Environmental Quality Administrator McElroy.

Attorney William Beverly, representing the proponent, reviewed present signing, with note of the fact that the appellant would be willing to remove an existing 20' wall sign; further, they would withdraw their request for the 12' ground sign near the service entrance. Mr. Beverly also pointed out the competitive aspects of the two businesses and the visibility problems.

Discussion ensued and desired clarification was given by Mr. Beverly.

MOTION: Councilman Rossberg moved to approve two pole signs, 80' apart, with a height limit of 25', with removal of the existing wall sign ("Used Cars"), leaving the sign saying "Body Shop," and having a monument sign directing where "Parts and Service" are. The motion was seconded by Councilman Walker, and carried, with roll call vote as follows:

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

It was the comment of Councilwoman Geissert that she favored a single pole with identifying logos -- in any event, there should be a spacing of 100' apart to avoid cluttering. Mayor Armstrong stated his opinion that representatives of the two agencies should get together and work out something in common.

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

See Page 9.

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15. HEARINGS:

- 15a. CUP 80-2, D80-3, WALDER DEVELOPMENT COMPANY (Dr. Parviz Parsa): Postponed appeal of Planning Commission denial of request for approval of Conditional Use Permit and Division of Lot allowing conversion of 20-unit apartment buildings to condominium conversion at 3710 West 230th Street.

An Affidavit of Publication was presented by City Clerk Nelson, 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 inquired if anyone wished to be heard.

Representing the proponent, Mr. Roger Vott (?) stated that it now appears the money market may improve and a program for creating affordable housing is now feasible -- hence the subject request.

Mr. Roger Thorsen, a resident in the complex, indicated support for the condominium conversion.

There being no one else present 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 (Councilman Brown absent).

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Commission and Planning Department for DENIAL of the appeal and of the conversion. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable, "yes" being for denial (Councilman Brown absent).

- 15b. CUP 80-82 (EA 80-13) CHRISTIAN D. STEFFERUD. Consideration of Revised Plan for Conditional Use Permit to allow construction and operation of a Property Management and Real Estate Office at 3706 Sepulveda Boulevard.

An Affidavit of Publication was presented by City Clerk Nelson, 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 inquired if anyone wished to be heard.

Councilman Applegate noted that he was the appellant in this matter, and, since then, he has conferred with Mr. Stefferud, studied the revised plan, and visited the property -- he will be in favor of the revised plan.

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

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Department that the revised plan be accepted and that CUP 80-82 be approved. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Brown absent).

RESOLUTION NO. 81-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PROPERTY MANAGEMENT AND REAL ESTATE SALES OFFICE IN AN EXISTING SINGLE-FAMILY RESIDENCE IN THE L-P ZONE ON PROPERTY LOCATED AT 3706 SEPULVEDA BOULEVARD - CUP 80-82, CHRISTIAN D.  
STEFFERUD

Councilman Applegate moved for the adoption of Resolution No. 81-106. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Brown absent).

17. ADMINISTRATIVE MATTERS:

17a. REVIEW BY CITY COUNCIL RE: SB 102 and AB 251.

Considered by the Council at Budget Workshop on Monday, June 8, 1981 (Page 1 of Minutes of that date).

A status report was provided by City Manager Ferraro.

Input relative to Miramar Park was provided by Park and Recreation Director Barnett, the County having advised they have some additional funds for development of this park -- the support of Supervisor Dana was acknowledged.

20. CONSENT CALENDAR:

20a. AWARD OF CONTRACT - To Print Quarterly Issues of "Recreation Reporter" - Ref. Bid #B81-38  
Expenditure: \$26,360.08

RECOMMENDATION OF STAFF:

That Council award Andrews Printing Company the contract to print the publication in the total amount of \$26,360.08, including tax.

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MOTION: Councilman Wilson moved to concur with the Staff recommendation on agenda item 20a. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Brown absent).

Mayor Armstrong expressed pleasure with the proposed "expanded" Recreation Reporter which will provide space for departmental material, and requested ideas on how the extra space will be utilized within the City.

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The hour being 8:15 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:16 P.M.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate expressed appreciation to City Manager Ferraro and all the Staff members for their efforts on his behalf in the RTD campaign.

22b. Councilman Rossberg commended Councilman Applegate for his prestigious conduct in the RTD campaign.

22c. Councilman Rossberg praised the continued outstanding City advertising -- this should serve to attract many interested parties, particularly on the Community Block Grant matter.

22d. Councilman Rossberg referred to recent communication from RTD and the reference therein re: "local contributions" -- he would be opposed to that.

22e. Councilman Rossberg requested Staff investigation regarding the sale of automobiles on City-leased property at the northwest corner of Pacific Coast Highway and Crenshaw Boulevard.

22f. Councilman Rossberg expressed appreciation to the Mayor for his June 2nd communication to Ms. Kay White, past president, League of Women Voters.

22g. Mayor Armstrong announced that there will be a Budget Workshop Session on Wednesday, June 10th, at 4:30 P.M.

22h. A number of concerned citizens\* were present to protest the installation of a 14" natural gas pipeline by Mobil Oil Company -- the pipeline was originally to be 20' from the

property line but it has now been moved to within 5' of the property line in some cases. The City Manager has been contacted, work has been halted, meetings have been held -- Council support of this work stoppage and resolution of the problem was requested by these citizens.

Clarification was provided by the following Staff members: Chief Assistant to the City Manager Jackson and C.E. Associate Perkins. Also present was Ms. Lucille Swindahl, Right-of-Way Agent for Mobil Oil, who described the proposed system to be installed.

It was the direction of the Council that Staff investigate this matter, with instructions to Mobil Oil not to proceed, and with notification to all interested parties.

It was the specific request of Councilwoman Geissert that the City Attorney's office address the whole situation of notification procedures. An added request by Mayor Armstrong was response regarding whether or not there should be ordinances relative to pipeline construction.

\*(Concerned citizens who spoke were: Ms. Ria Speckmeyer, 19126 Firmona Avenue; John Shirer, 4557 Cadison; Bob Rush, 4756 Tower Street; and Ms. Sue Baker, 4929 West Arvada.)

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ITEM #14a - EXECUTIVE SESSION:

At 8:45 P.M. the Council recessed for an Executive Session, returning at 9:20 P.M. No action was taken.

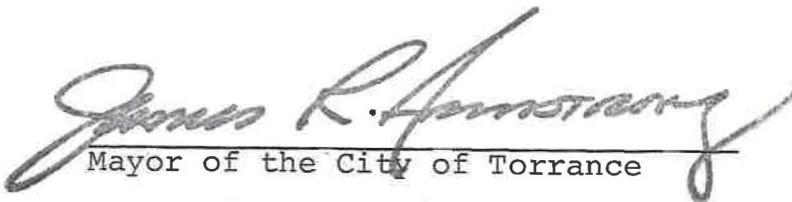
At 9:20 P.M. Councilman Applegate moved to adjourn to Wednesday, June 10, 1981, at 4:30 P.M. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brown absent).

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Ava Cripe  
Minute Secretary

9.

City Council  
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Mayor of the City of Torrance

  
City Clerk of the City of Torrance