

I N D E X

City Council - September 15, 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, September 15, 1981, at 5:30 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: Assistant City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Mr. Brad Hardison, Torrance Youth Council, led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend C.E. Magnuson, Del Amo Christian Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of August 18, 1981 and August 25, 1981, as recorded. His motion was seconded by Councilwoman Geissert, 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

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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.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

- 8a. PROCLAMATION - "South Bay Children's Health Center Week" - September 30-26, 1981.
- 8b. PROCLAMATION - "Constitution Week" - September 17-23, 1981.
So proclaimed by Mayor Armstrong.
- 8c. RECOGNITION OF RETIRING CITY EMPLOYEE DANIEL "SCOTTY" WALSH.

A plaque in recognition of Scotty's dedicated service to the City was presented by Mayor Armstrong, with congratulations of the Council and all present.

8d. INTERVIEWS FOR VACANCY ON THE HUMAN RESOURCES COMMISSION.

This item was continued from last week due to a tie vote -- presentations were again made by Wilda Lang and Maureen O'Donnell, resulting in a unanimous ballot for Maureen O'Donnell.

9. LIBRARY/PARK AND RECREATION MATTERS:

- 9a. CONTRACT AWARD for recarpeting main floor of Civic Center Library, including moving books and furniture.

RECOMMENDATION OF STAFF:

That your Honorable Body approve:

- A. A contract to Custom Floors, Inc., in the total amount of \$42,135 for furnishing and installing carpet in the main floor of the Civic Center Library.
- B. A contract to Bekins Moving and Storage in the amount of \$39,000 for moving and replacing furniture and library books as required for the carpet installation.
- C. The transfer of the \$28,000 unneeded General Fund appropriation balance from the City Hall/old Police Building repainting project to this Civic Center Library recarpeting project to provide adequate funding.

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

9b. ORDINANCE AND RESOLUTION governing conduct in public parks.

Desired clarification was provided by Director of Park and Recreation Barnett.

Councilman Brown requested review by the City Attorney prior to the second reading of the ordinance of the definition of a park, with a tightening of language relative to public facilities -- further, the language in Section 49.3.1, specifically the reference to "special consideration," should be more definitive.

Present to urge adoption of the subject legislation were Mr. Jerry Warner, Southwood Riviera Homeowners Association; Brad Hardison, chairman, Vandalism Task Force; and Jack Henz, 1511 Post Avenue.

MOTION: Councilman Wilson moved to concur with the recommendation of Staff and the Park and Recreation Commission for adoption of the subject ordinance and resolution. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

ORDINANCE NO. 3025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 9 TO DIVISION 4 OF THE TORRANCE MUNICIPAL CODE REGULATING CONDUCT IN PUBLIC PARKS AND OTHER PUBLIC RECREATIONAL AREAS AND REQUIRING A PERMIT FOR THE EXCLUSIVE USE OF PARKS

Councilwoman Geissert moved for the approval of Ordinance No. 3025 at its first reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

RESOLUTION NO. 81-207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING RULES AND REGULATIONS FOR THE USE OF PUBLIC PARKS

Councilwoman Geissert moved for the adoption of Resolution No. 81-207. Her motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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9c. CONCESSION/RESTROOM BUILDING - Columbia Park.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That the City Council award a contract for the amount of \$60,000 to Dean Chilton Construction of El Toro, California, to construct a concession/restroom building at Columbia Park.

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

9d. INFORMATION BROCHURE - Torrance Youth Council.

RECOMMENDATION OF TORRANCE YOUTH COUNCIL:

In order that the Torrance Youth Council may act in a responsive manner to the needs of youth and the community as a whole, we seek permission from your Honorable Body to print and distribute the proposed information brochure and request an appropriation of \$750 as funding for this project.

The Youth Council believes that the information brochure would greatly benefit residents of Torrance by giving valuable aid to those who may seek the assistance of the many service organizations presented.

Youth Council Chairman Tom Roberts was present to formally present the above request; the idea was commended by the Council.

MOTION: Councilman Wilson moved to concur with the above stated request of the Torrance Youth Council. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. UPDATE AND REVISION of the Housing Element of the General Plan.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Associate Bihn, invited comments.

Noted by Councilwoman Geissert was the reference to condominium conversions (Page 12) and her difference of opinion re: the manner in which this is stated, it being her opinion that Torrance has taken a "cautious" approach to such conversions -- next noted was Page 24 re: increasing the amount of available land - is this through rezoning of industrial and commercial property; Mr. Bihn indicated that that would be one alternative.

Continuing, Mrs. Geissert indicated disagreement with Item #3 on Page 24 -- "To encourage moderate to high densities for all new housing construction," -- further, on Pages 29 and 30, Action 4, the reference to the El Prado Senior Citizen Handicapped Housing should be deleted, and Action 5 re: the UCP Foundation should be updated to show the site as Ocean Avenue.

Councilwoman Geissert added that she would like to see the inclusion of the possibility of the use of General Funds as one means of financing affordable senior citizen housing.

Mr. Ed Greene, 3205 Onrado Street, offered comments pertaining to: Pages 23-26, GOALS/ POLICIES/OBJECTIVES, further definition of rules needed; clarification re: a "Master EIR" should be provided; repeated references to "additional Staff;" re: ACTION PROGRAMS, Pages 27, 28, 29 percentage should be indicated re: 40 rehabilitated units per year for residential units and 5 rehabilitied mobile home units every year, the 412 housing assistance units. Mr. Greene then referred to Page 30 and the reference to "power of eminent domain," particularly as related to middle-income type executives, is in need of clarification. Further, per Mr. Greene, Page 31, Action 8 Employment Opportunities Project, should not be included in the Housing Element, and, lastly, Action 10, Long-Range Strategies Study Project (Pages 32-34) he indicated reservations about the items listed in that many of them will prove to be controversial and questioned their value in the Housing Element at this time.

MOTION: Councilwoman Geissert moved to continue Item 12a to September 29th to permit Staff review and revision based on the above input. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

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

15. HEARINGS:

- 15a. CUP 81-32, SOUTH BAY CHRISTIAN CENTER. Request for approval of a Conditional Use Permit to allow the operation of a religious center in the M-2 zone at 25310 Garnier Street. PLANNING COMMISSION RECOMMENDS APPROVAL OF THE PROJECT. PLANNING DEPARTMENT RECOMMENDS APPROVAL WITH CONDITIONS. (APPEAL)

An Affidavit of Publication was presented by City Clerk Nelson, and it was ordered filed, there being no objection.

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Mayor Armstrong announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Assistant Caroline Campbell, invited comments from the audience.

It was the request of Acting Planning Director Ferren that Condition #6 of the resolution be revised to state: "That the main auditorium shall contain a maximum of 400 fixed seats and shall be used for assembly only on Wednesday evenings and on Sundays."

Representing the proponent, Mr. Bob Curran, 6714 Crest Road, Rancho Palos Verdes, detailed the proposed use of the Religious Center and past operations of the center. There was further input regarding the positive aspects of the South Bay Christian Center from Mr. Ed Dufresne, its president, 2424 Morton Street; Mr. Darty Kronin, #2 Possum Ridge Road, Rolling Hills; and Ms. B. Stephan, 386 South Miraleste Drive, San Pedro.

Mr. Jim Roberts, Hughes Aircraft, pointed out that his company has given permission to the South Bay Christian Center to use their parking lot and welcome them as neighbors.

At the request of Councilman Rossberg, Mr. Curran provided desired clarification pertaining to the terms of the lease (a 10-year lease). Mr. Curran confirmed his understanding that should the Council not renew the Conditional Use Permit, it would be necessary to sub-lease or sell the property.

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

MOTION: Councilman Walker moved to deny the appeal and concur with recommendation of the Planning Commission and Planning Staff for approval of CUP 81-32, subject to the following modifications:

Condition #6 of the resolution to be revised as above indicated by the Acting Planning Director;

Condition #2, revised as follows: "That this Conditional Use Permit shall expire in three (3) years unless extended by the Planning Commission and the City Council;

An added condition: "The use of the property for school purposes, other than the Sundry School and ministerial classes, shall be prohibited."

The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Walker, Rossberg,
Wilson.

NOES: COUNCILMEMBERS: Applegate, Brown; Mayor Armstrong.

Messrs. Applegate, Brown and Armstrong indicated their negative votes were based on land use and parking problems; the Mayor indicated further concern regarding a large assembly of people near the Airport.

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The hour being 7:35 P.M., a 10-minute recess was ordered by Mayor Armstrong.

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The Council now returned to:

12. PLANNING AND ZONING MATTERS:

12b. CREATION OF AN EXTERNALLY-FUNDED DIVISION HEAD POSITION FOR THE HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF THE PLANNING DEPARTMENT.

RECOMMENDATION:

The Acting Planning Director recommends, and the City Manager concurs, that the position of HCD Coordinator be changed to Community Development Administrator, and that this position function as division head for the HCD Division of the Planning Department. It is further recommended that the subject resolution modifying the salary for this position be adopted.

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

RESOLUTION NO. 81-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES AND WORKING CONDITIONS FOR EXTERNALLY-FUNDED POSITIONS

Councilwoman Geissert moved for the adoption of Resolution No. 81-208. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. MODIFICATION OF REFUSE DISPOSAL AGREEMENT with Western Refuse Hauling Industries - Extension of Agreement from 12 months to 18 months.

RESOLUTION NO. 81-209

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A MODIFICATION OF CONTRACT WITH WRH INDUSTRIES TRANSFER STATION

Councilman Wilson moved for the adoption of Resolution No. 81-209. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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20. CONSENT CALENDAR:

- 20a. RELEASE OF SUBDIVISION BONDS - Parcel Map 13225
(Daon Corporation)

RECOMMENDATION OF CITY ENGINEER:

That the Canadian Indemnity Company bonds be released.

- 20b. Withdrawn.

- 20c. AWARD OF CONTRACT for Contractual Services for Repair
and New Installations of Traffic Signal Loop Detectors
Ref. Bid #B81-65 Expenditure: \$8,390.00

RECOMMENDATION OF STAFF:

That your Honorable Body award a contract to the low bidder who is deemed responsible to do the work - C.T.&F., Inc. of Bell Gardens - for the total amount of \$8390.00, including tax for the required work.

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

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At 7:50 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:51 P.M.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate noted the forthcoming softball game with the City of Inglewood; the date of October 11th was selected for this momentous event.

22b. Councilwoman Geissert requested an excused absence from the Council meeting of September 22nd; there were no objections and it was so ordered.

22c. Councilwoman Geissert noted current drainage difficulties on Toluca Street -- a Staff report regarding same was requested by Mrs. Geissert.

22d. Councilman Rossberg reviewed the desire of the Southern California Gas Company to have an "Energy Conservation Week" in

October or November -- City Staff has been contacted and preparations are underway for appropriate activities.

22e. Councilmanic Districts were discussed by the Council -- a position will be taken by the Council as soon as more specific information is available.

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At 8:05 P.M. the Council recessed for an Executive Session, returning at 8:35 P.M. No Council action was taken.

Formal adjournment of the meeting was at 8:36 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