

I N D E X

City Council - December 1, 1981

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	1
7. Council Committee Meetings	2
<u>9. LIBRARY/PARK AND RECREATION MATTERS:</u>	
9a. Change Orders and Appropriation of Additional Funds - Sur La Brea Park Construction	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Fairchild Apron Contract Change Order	3
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Commercial Rehabilitation Loan Application - Jay de Miranda	4,5
12b. Commercial Rehabilitation Loan Application - Alexander Mazzia	5,6
<u>15. HEARINGS:</u>	
15a. CUP, TT 42663, Bissell Associates	6
15b. CUP 80-26 (Modification), Logicon, Inc.	7-9
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Executive Session	10
<u>19. MATTERS NOT OTHERWISE CLASSIFIED:</u>	
19a. Resolution re: Destruction of City Records	7
<u>21. ADDENDUM ITEM:</u>	
21a. Notice of Completion - Crenshaw Boulevard Grade Separation	7
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Mr. Melvin Powell re: complaint against City departments	9
22b. Mrs. Georgean Griswold re: Rose Ball, Historical Society Christmas Party	10
22c. City Clerk Nelson re: Commission Interviews	10

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Ava Cripe
Minute Secretary

City Council
December 1, 1981

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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, December 1, 1981, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Geissert, Rossberg, Walker,
Wilson.

Absent: Councilmen Applegate, Brown; Mayor Armstrong.

Also present: City Manager Ferraro and Staff representatives.

Mayor Pro Tem Walker conducted the meeting.

3. FLAG SALUTE:

Acting Planning Director David Ferren led in the salute to the flag.

4. INVOCATION:

Reverend Mike Files, Assembly of God Church, provided the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

None available.

6. MOTION TO WAIVE FURTHER READING:

Councilwoman Geissert 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

1. City Council
December 1, 1981

the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design:
December 2nd at 5:00 P.M.

9. LIBRARY/PARK AND RECREATION MATTERS:

9a. CHANGE ORDERS AND APPROPRIATION OF ADDITIONAL FUNDS - Sur La Brea Park Construction.

RECOMMENDATION OF DIRECTOR OF PARKS AND RECREATION:
That the City Council authorize the Change Order #1 payment of \$27,928.26, and to approve Change Order #2 in the amount of \$88,180 to landscape and provide other improvements necessary to complete the east end of Sur La Brea Park per Thomsen Landscape Company's cost estimate.

MOTION: Councilman Rossberg moved to concur with the above stated recommendation of the Director of Parks and Recreation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. FAIRCHILD APRON CONTRACT CHANGE ORDER -RECOMMENDATION OF THE ENGINEERING AND TRANSPORTATION DEPARTMENTS: That your Honorable Body:

1. Approve a change order to allow the 18-foot widening of Fairchild Apron,
2. Authorize staff to purchase \$2,500 of tiedown repair and maintenance items out of grant funds, and
3. Authorize staff to process a grant amendment with Caltrans for:
 - A. Apron Phase I lighting installation
 - B. Perimeter fencing, and
 - C. Security road paving.

Clarification was provided by Airport Manager Jonekos and other staff members. A brief discussion was held and it was noted by Councilmembers Geissert and Rossberg that input from the Airport Commission on the above items would be appropriate.

Ultimate action is reflected below:

MOTION: Councilman Rossberg moved to approve Recommendation 1, with the conditional approval of Recommendations 2 and 3, based upon review by the Airport Commission.

The motion was seconded by Councilwoman Geissert and carried by a unanimous roll call vote (absent Councilmembers Applegate, Brown, and Mayor Armstrong).

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3. City Council
December 1, 1981

12. PLANNING AND ZONING MATTERS:12a. COMMERCIAL REHABILITATION LOAN APPLICATION - Jay de Miranda, 1511 Cravens Avenue.RECOMMENDATION

Therefore, Land Management Team and Planning staff recommend approval of a \$150,000 loan to the applicant, Mr. Jay de Miranda, for property improvements to the building located at 1511 Cravens Avenue, subject to the following conditions:

- 1) Approval of the applicant's credit worthiness by Crocker Bank.
- 2) Receipt of a favorable property appraisal report.
- 3) Execution of an Owner Participation Agreement (OPA) with the applicant/owner.
- 4) Compliance with the following project conditions:
 - a) That the project conform with all requirements of the Uniform Building Code to the satisfaction of the Director of Building and Safety, prior to issuance of a building permit.
 - b) That all signs be subject to approval of the Redevelopment Agency or the Environmental Quality and Energy Conservation Commission.
 - c) That subsequent plans depicting the dimensions, shape, configuration and color of canopies over the front and rear entrances be submitted to the Redevelopment Agency for approval;
 - d) That mechanical equipment on the roof will not be relocated or replaced so as to make it visible from the street. Otherwise, a plan for screening the equipment would be required;
 - e) Parking spaces shall be double striped and a minimum of one 12-foot wide handicapped space will be provided;
 - f) That all changes to signs and building facades, including paint color, shall be approved by the Redevelopment Agency via staff, and, if necessary, by the Department of Building and Safety; and
 - g) That the owner and lessee agree to be bound by, to abide by, and act in accordance with, any redevelopment plan or other plan adopted or approved by the City or by the Redevelopment Agency of the City for the redevelopment, revitalization, or improvement of the Downtown Torrance Area.

4.

City Council
December 1, 1981

MOTION: Councilwoman Geissert moved to concur with the above stated Staff recommendation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Applegate, Brown; Mayor Armstrong absent).

12b. COMMERCIAL REHABILITATION LOAN APPLICATION -
Alexander Mazzia, 1405 Sartori Avenue.

RECOMMENDATION

Planning Department staff and the Land Management Team recommend that the City Council approve a \$50,000 Commercial Rehabilitation Loan to the applicant, Mr. Alexander Mazzia, for property improvements to the building located at 1405 Sartori Avenue, subject to the following conditions:

- 1) That an Owner Participation Agreement (OPA) be entered into between the owner of the subject property and the Redevelopment Agency, subject to following provisions:
 - a) A comprehensive sign program shall be approved by the Redevelopment staff and by the Environmental Division of the Building Department prior to installation and in compliance with the approved Design Manual.
 - b) The materials and colors used on the facade of the building shall be in accordance with the Downtown Design Manual and approved by Redevelopment staff.
 - c) The proposed Design Program shall include the use of cloth canopies and the use of brick as an element of the front building facade.
 - d) The existing parking areas shall be repaved and restriped in accordance with Downtown Development Standards and with approval of Redevelopment staff.
 - e) The Participant agrees to provide landscaping in the rear of the building. The landscaping plan shall meet approval of Redevelopment staff.
 - f) All building requirements shall meet approval of the Building Department prior to issuance of building permit.

MOTION: Councilman Wilson moved to concur with the above stated Staff recommendation. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilmen Applegate, Brown; Mayor Armstrong absent).

15. HEARINGS:

- 15a. CUP 81-40, TT 42663 (EA 81-26) BISSELL ASSOCIATES.
Appeal of Environmental Review Board issuance of a Mitigated Negative Declaration.

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

Mayor Pro Tem Walker announced that this was the time and place for the subject hearing, with note of the desire of the applicant that this matter be heard by a full Council. The Council concurred in this request.

MOTION: Councilman Rossberg moved to continue Item 15a to December 15, 1981, a 5:30 P.M. meeting. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Applegate, Brown; Mayor Armstrong absent).

- 15b. CUP 80-26 (Modification), LOGICON, INC. (F.A.B. INDUSTRIES). Joint Public Hearing by the City Council/Redevelopment Agency.

See Page 7.

17. ADMINISTRATIVE MATTERS:

- 17a. EXECUTIVE SESSION re: Litigation.

See Page 10.

19. MATTERS NOT OTHERWISE CLASSIFIED:

19a. RESOLUTION re: Destruction of City Records.

RESOLUTION NO. 81-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN UNNEEDED CITY RECORDS AND DOCUMENTS WITHOUT MAKING COPIES THEREOF

Councilman Wilson moved for the adoption of Resolution No. 81-253. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

21. ADDENDUM ITEM:

21a. NOTICE OF COMPLETION - Crenshaw Boulevard Grade Separation - (B79-27).

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and that final payment be made to the contractor, G.B. Cooke, Inc.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

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The hour being 6:07 P.M. the City Council convened in Joint Session with the Redevelopment Agency to consider the following item:

15b. CUP 80-26 (Modification), LOGICON, INC. (F.A.B. Industries). Joint Public Hearing by the City Council/Redevelopment Agency concerning a request for approval of a modification of a previously approved Conditional Use Permit to allow the assignment of 10 specified parking spaces to Logicon, Inc. THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THIS REQUEST. THE PLANNING DEPARTMENT RECOMMENDS DENIAL OF THIS REQUEST.

RECOMMENDATION OF PLANNING COMMISSION:

At the Planning Commission hearing, a representative of F.A.B. Industries indicated concurrence with Logicon's request. Although the precedent-setting aspects of this request were of concern to at least one Planning Commissioner, the Commission agreed that the request is proper in that reserved spaces are allowed under Code. The Planning Commission approved the request, adding a condition requiring "That this matter shall be submitted to the Redevelopment Agency for final approval." The Planning Commission recommends approval of this request.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department, on the basis that reserved parking in the Skypark Redevelopment Project would restrict desirable flexibility in a Code-minimum parking situation, recommends denial of this request.

MOTION: Mr. Rossberg moved to concur with the recommendation of the Planning Department for denial of the subject request. His motion was seconded by Mrs. Geissert, and approval was unanimous (Absent: Members Applegate, Brown; Chairman Armstrong).

The need for the public hearing process was pointed out by Chairman Walker. Mrs. Geissert moved for reconsideration; her motion, seconded by Mr. Rossberg, was unanimously approved (Absent: Members Applegate, Brown; Chairman Armstrong).

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

Chairman/Mayor Pro Tem Walker announced that this was the time and place for the subject public hearing, and inquired if anyone wished to be heard.

Mr. Ralph Webster, vice president, Logicon, Inc., provided background history regarding his company and the resultant selection of Skypark for their corporate headquarters -- this necessitates a critical need for reserved visitor parking, and Council/Agency approval was urged.

Outlined by Councilman Rossberg were the lengthy, detailed deliberations by the Agency/Council in arriving at parking standards for the Skypark Redevelopment Project, with particular note of problems which would be presented by designated parking spaces.

Consideration of granting Logicon's request on an interim basis until the project is completed and parking needs can be assessed was requested by Mr. Webster. It was the comment of City Attorney Remelmeyer that this would not be a proper action by the Council/Agency; equal consideration must be given to all present and future tenants of the project.

Noted by City Manager Ferraro was the fact that when the property was sold there were extensive conversations with the brokers and F.A.B. representatives relative to the strong position of the Council regarding parking arrangements -- prospective tenants should have been so informed.

There being no one else present who wished to be heard, Councilwoman Geissert moved that the hearing be closed. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

MOTION: Councilman Rossberg moved to concur with the recommendation of the Planning Department for DENIAL of CUP 80-26 (Modification). The motion was seconded by Councilwoman Geissert; roll call vote of those present was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

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The Redevelopment Agency meeting was adjourned at 6:25 P.M. and the Council resumed its regular agenda order.

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22. ORAL COMMUNICATIONS:

22a. Mr. Melvin Powell, 2060 West 220th Street, (Telephone: 328-4269), stated that he has been subject to "harassment, brutality and inhumane treatment by certain individuals of the City of Torrance, primarily the Torrance Police Department, the City Prosecutor's Office and the City Attorney's Office:"

Policies and procedures pertaining to such complaints were outlined by Mayor Pro Tem Walker. Past written reports have been unsuccessful, per Mr. Powell. It was the direction of Mayor Pro Tem Walker that the written material again be provided, through the proper channels in the proper manner.

22b. Mrs. Georgean Griswold extended invitations to (1) the Annual Rose Ball on December 5th, and (2) the Torrance Historical Society Christmas Party on Sunday, December 6th.

22c. City Clerk Nelson recommended that January 12, 1982 at 7:00 P.M. be set for Commission interviews. There were no objections, and it was so ordered.

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17a. EXECUTIVE SESSION.

At 6:40 P.M. the Council recessed for an Executive Session, returning at 7:45 P.M. to take the following action:

MOTION: Councilman Rossberg moved to concur with the recommendation of the City Attorney re: final settlement offers on Skypark. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Applegate, Brown; Mayor Armstrong).

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The meeting was regularly adjourned at 7:50 P.M.

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Ava Cripe
Minute Secretary

10.

City Council
December 1, 1981


Mayor of the City of Torrance


City Clerk of the City of Torrance