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Ava Cripe
Minute Secretary

ii.

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January 31, 1984

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, January 31, 1984, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

Also present: City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Boy Scout Troop #310 led in the salute to the flag.

4. INVOCATION:

Reverend Ray Lambert, First Christian Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of December 13, 1983, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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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.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:8a. RECOGNITION OF BISHOP MONTGOMERY HIGH SCHOOL VARSITY FOOTBALL TEAM - Camino Real League Champions and C.I.F. football finalists.

Letters of Recognition were presented members of the Bishop Montgomery High School Varsity Football Team -- with warm congratulations -- by Messrs. Carroll, Rossberg, and Mayor Armstrong.

12. PLANNING AND ZONING MATTERS:12a. RESOLUTION granting the appeal of Rami Rodriguez, doing business as Mi Casita.RESOLUTION NO. 84-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING THE APPEAL OF RAMI RODRIGUEZ TO ALLOW THE CONTINUED OPERATION OF A LIQUOR ESTABLISHMENT WITH THE PREPARATION OR SERVICE OF FOOD AND A REAL ESTATE OFFICE IN THE M-1 ZONE ON PROPERTY LOCATED AT 24650 CRENSHAW BOULEVARD
CUP 68-15 RAMI RODRIQUEZ, dba
MI CASITA

Councilman Walker moved for the adoption of Resolution No. 84-28. The motion was seconded by Councilman Wirth, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Walker, Wilson, Wirth;
Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate, Geissert, Rossberg.

13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:

13a. AWARD OF BID - Former Police Building Remodeling.

RECOMMENDATION OF DIRECTOR OF BUILDING AND SAFETY/
CITY ATTORNEY: That the bid be awarded to Tomac
Construction Company and that subject resolution be
adopted.

Council discussion was directed to the challenge of the second low bidder, Weeger Brothers, on the basis that Tomac Construction Company was not licensed at the time of submission of the bid, and, further, had an improper license.

Following review of the above circumstances, Councilman Rossberg MOVED that the bid be awarded to the second low bidder, Weeger Brothers. THE MOTION DIED FOR LACK OF A SECOND.

Discussion resumed. Mr. Eugene McMinniman, Jr., attorney for Tomac, and Mr. Maxwell, sole proprietor of Tomac Construction, were present and stated that the whole history of the dispute is outlined very well in the material prepared by Staff (of record).

It was the opinion of Councilman Applegate that there is no wilfull intent to defraud the City on the part of Tomac; this was a license which had gone through the renewal process a number of times and was likely an oversight on their part, and does not warrant throwing out the low bid as submitted by Tomac.

Based on that feeling, Councilman Applegate MOVED to accept Staff's recommendation to award the low bid to Tomac Construction Company. The motion was seconded by Councilwoman Geissert.

Representing Weeger Brothers, attorney Alfred Fidel reaffirmed their objections to what they feel is an improper licensing situation on the part of Tomac, citing the basis for these objections. The Tomac bid is "not responsive," per Mr. Fidel.

The attorney for Tomac Construction, Mr. McMinniman responded to the comments offered by Mr. Fidel, noting that City Staff members have presented a very thorough analysis of the law -- quotations from California State Law were also provided by this speaker.

There was further discussion by the Council; desired clarification was provided by City Attorney Remelmeyer. It was the suggestion of Councilman Applegate that there be a "hold harmless" provision.

Councilman Applegate thereupon AMENDED HIS MOTION to state: "...to include a 'hold harmless' clause which will be acceptable to the City Attorney." Councilwoman Geissert, who seconded the motion, indicated concurrence with the amendment.

Mr. Fidel stated at this time that, in his opinion, giving a public bid to a party based upon the condition of a hold harmless agreement violates the competitive bidding law and is far beyond the powers of this City Council.

City Attorney Remelmeyer advised that additional research re: the "hold harmless" agreement would be necessary and recommended continuance of this matter.

A SUBSTITUTE MOTION was offered by Councilman Wilson: That Item 13a be continued for one week. The substitute motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:

14a. REVISION OF CLASS SPECIFICATIONS - Senior Mechanic, Mechanic, Equipment Attendant.

RECOMMENDATION:

Torrance Municipal Employees (AFSCME, Local 1117), the Civil Service Commission and City Management jointly recommend approval of the revised class specifications for Senior Mechanic, Mechanic and Equipment Attendant.

MOTION: Councilman Wirth moved to concur with the above stated recommendation. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

14b. RESOLUTION re:JTPA Summer Youth Program Funding Allocations.

RESOLUTION NO. 84-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE TO ACCEPT A SUBGRANT FROM THE STATE OF CALIFORNIA, EMPLOYMENT DEVELOPMENT DEPARTMENT, ON BEHALF OF THE CARSON-LOMITA-TORRANCE CONSORTIUM FOR THE

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ADMINISTRATION OF A SUMMER YOUTH
EMPLOYMENT AND TRAINING PROGRAM UNDER
TITLE II-B OF THE JOB TRAINING PARTNER-
SHIP ACT (JTPA) OF 1983 AND AUTHORIZING
OFFICERS TO CONDUCT NEGOTIATIONS AND TO
SIGN ALL NECESSARY DOCUMENTS AND AGREE-
MENTS RELATIVE TO JTPA AND CONSORTIUM
MATTERS

Councilwoman Geissert moved for the adoption of Resolution No. 84-29. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

15. HEARINGS:

- 15a. CUP 83-18, Walder Development Company, Inc.
City Council consideration of an appeal of a Planning Commission denial of a Conditional Use Permit to allow construction of a 16,368 square foot commercial office building in the C-2 zone located at Crenshaw Boulevard and Sierra Avenue. (Continued Public Hearing from January 3, 1984.) THE PLANNING COMMISSION AND THE PLANNING DEPARTMENT RECOMMEND DENIAL OF CUP 83-18.

Mayor Armstrong announced that this was the time and place for the subject continued public hearing, and following presentations by Director of Transportation Horkay and Traffic Engineering Associate Vance, invited comments from the audience.

The first speaker was Mr. William Beverly, 21515 Hawthorne Boulevard, attorney for the proponent, who reviewed what has transpired since the last Council meeting on this matter. Mr. Beverly stated that the developer will continue to cooperate in every aspect; approval of CUP 83-18 was respectfully requested.

There was further input by project architect, Randolph Jones, relating to building elevations for the proposed development.

Other speakers were:

Mr. Dave Rankin, 1011 Beech Avenue: Advised that the elevation at Sierra Street is 5 ft., in order that the record will be clear on that point.

Mr. David Faust, 1019 Beech Avenue: Deemed the building still a huge edifice - some 16,000+ sq. ft. - a 6.1 density factor, etc. Mr. Faust indicated that his

preference for the block wall would be a sand-colored, textured brick; appropriate pockets in this wall for trash receptacles was also requested. Mr. Faust also discussed the traffic situation, site distance factors, the need for density guidelines and controls, etc.

Ms. Gayle Kirma, 1010 Beech Avenue: Requested, and received clarification, re: Condition #9 that all lots are to remain under one ownership.

Mrs. Alice Rankin, 1011 Beech Avenue: In her opinion, the Planning Commission and the Planning Department have reached the right decision (denial of the project).

Mr. Larry Gitschier, 1303 Acacia: This is a fine improvement for Sierra and Crenshaw -- the property has long been neglected.

Mr. Dave Rankin, 1011 Beech Avenue: The clean-up status of the subject property was reviewed by this speaker -- the later degradation of the property has been most unfortunate.

Mr. Gil Geyer, 1016 Beech Avenue: Expressed concerns re: traffic; property values, etc.

Mr. Randolph Jones, project architect, returned to comment on the shared concerns re: Crenshaw Boulevard by the developer and the residents - the main problem is not the project; the real issue is Crenshaw Boulevard.

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 Wirth, and roll call vote was unanimously favorable.

A lengthy Council discussion ensued, with further input and clarification by Staff.

Council action evolved as follows:

MOTION: Councilman Applegate moved to approve the project in terms of size, Staff to return with the conditions and appropriate resolution for refinement at the next Council meeting (this action granting the appeal and approving the project). The motion was seconded by Councilman Rossberg.

A SUBSTITUTE MOTION was offered by Councilwoman Geissert: That this item be brought back to the Council with further Staff input re:traffic arrangements, such as U-turn at Maricopa and Crenshaw; along with the drawings from the developer relating to lowering of the grade, etc. The substitute motion was seconded by Councilman Wirth, but FAILED TO CARRY, with roll call vote as follows:

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

At the request of Councilwoman Geissert, Mr. Randolph Jones, project architect, offered, for the record, the building itself has already been lowered to within 18" of the sidewalk and because of the slightly sloping nature of Crenshaw, it is not known how much more it can be lowered -- the parking was set at the present elevation because of drainage, but there likely are other ways to drain the project, and every effort will be made to come up with an alternate drainage system which would allow lowering of the parking lot.

The MAIN MOTION CARRIED, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg, Walker,
Wilson; Mayor Armstrong.
NOES: COUNCILMEMBERS: Geissert (wants conditions
spelled out); Wirth.

Mayor Armstrong expressed his appreciation, and that of the Council, for the dedicated efforts of all involved in this matter.

* * * *

The hour being 8:05 P.M., a 10-minute recess was ordered by Mayor Armstrong.

* * * *

- 15b. V 83-5, THOMAS J. BARON: Approval of a Variance to allow the retention and continued use of a second single-family residence on an R-1 lot at 1520 Fern Avenue/2619 Sonoma Street. THE PLANNING COMMISSION RECOMMENDS APPROVAL, AND THE PLANNING DEPARTMENT RECOMMENDS DENIAL OF THE VARIANCE.

Proof of Publication was presented by 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 Staff presentation by Planning Associate Bihn, invited comments from the audience.

Mr. Tom Baron, proponent, Paso Robles, reported on his review of the Code and his understanding that he has a "lifetime Variance." Mr. Baron would like to withdraw this application and to obtain a refund of his application fee.

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

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Commission for approval of V 83-5, with the provision that, after research, the application was unnecessary the matter becomes moot and the fees are to be refunded. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

- 17a. RESOLUTION calling and giving notice of the 1984 General Municipal Election and Establishing Precincts, Polling Places and Election Officials.

RESOLUTION NO. 84-30

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE, CALIFORNIA,
ESTABLISHING VOTING PRECINCTS AND
POLLING PLACES, APPOINTING PRECINCT
BOARD MEMBERS AND FIXING COMPENSATION
FOR THE GENERAL MUNICIPAL ELECTION OF
THE CITY ON TUESDAY, MARCH 6, 1984,
CALLED BY RESOLUTION NO. 83-262 OF THE
CITY COUNCIL

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Councilwoman Geissert moved for the adoption of Resolution No. 84-30. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

17b. DESIGNATION OF LAND USE FOR NIKE SITE PROPERTY.

RECOMMENDATION:

The Department of Transportation and the Land Management Team recommend the following action on designation of the Nike Site:

- 1) Designate approximately 2.1 acres of Parcel I for utilization by T. Ishibashi for farm equipment storage and operation of a retail produce stand.
- 2) Hold designation of the remainder of Parcel I in abeyance until specific proposals are brought forward.
- 3) Formalize designation of Parcel II for agricultural use by Ishibashi.
- 4) Designate the specified 2.3 acres of Parcel III for an automobile dealership.
- 5) Hold designation of the remainder of Parcel III in abeyance for further study and proposals.

Staff presentation and desired clarification were provided by Airport Manager Cagaanan.

MOTION: Councilman Wirth moved to concur with the above stated recommendation. His motion was seconded by Councilman Applegate.

Mr. Frank Allen, representing the Torrance Pilots Association, conveyed their pleasure at the changes made from last week's proposal; the Association commends the Council and the Staff for their recognition of the safety factors involved in keeping the Clear Zone clear.

Mr. Matthew Pastell, Airport Commissioner, speaking as a private citizen, commented on the importance of safety as related to the Clear Zone.

Roll call vote on Councilman Wirth's motion to concur with the recommendation of Staff and the Land Management Team was unanimously favorable.

17c. NEGOTIATION FOR LEASING AIRPORT PROPERTY FOR
RELOCATION OF DEL AMO AUTO CENTRE.

RECOMMENDATION:

It is recommended that your Honorable Body authorize the Land Management Team to negotiate exclusively with Del Amo Auto Centre for the leasing of the Airport site as requested.

MOTION: Councilman Rossberg moved to concur with the recommendation of the Land Management Team. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

17d. ORDINANCE re: Fortune-Telling.

ORDINANCE NO. 3087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 31.7.3, AND ADDING A NEW SECTION 33.18.73 AND A NEW ARTICLE 9 TO CHAPTER 5 OF DIVISION 3 REGULATING THE BUSINESS OF FORTUNE-TELLING, AND REPEALING SECTION 45.6.1 OF THE TORRANCE MUNICIPAL CODE

Councilman Wilson moved for the approval of Ordinance No. 3087 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

17e. AUTHORIZATION FOR MERRILL LYNCH CAPITAL MARKETS TO
BID ON THE WATER REVENUE BOND ISSUE.

RECOMMENDATION OF FINANCE DIRECTOR:

That the Mayor be authorized to sign the subject letter permitting Merrill Lynch Capital Markets to join in the bidding process.

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

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - Re: Purchase of Two Toro Mowers based upon G.S.A. Pricing.
 Ref. G.S.A. #075-07680
 Expenditure: \$13,899.82
 Funding: From Park Services Budget for Capital Equipment

RECOMMENDATION OF STAFF:

That Council authorize the use of 1983-84 already budgeted capital equipment funds (budgeted for other equipment) to purchase these two new mowers; and for Council to award the contract for the two new proposed replacement mowers to the sole factory outlet - the Toro Pacific Distributing Company of the City of Industry, California - utilizing G.S.A. prices less trade-in allowances offered, for a new grand total amount of \$6,949.91 for each unit or \$13,899.82 total cost.

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

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At 8:45 P.M. the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 8:46 P.M.

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22. ORAL COMMUNICATIONS:

22a. City Manager Jackson commended Airport Manager Cagaanan and Administrative Specialist Hinsberg for their outstanding efforts in compiling the material for Item 17b.

22b. Councilman Applegate requested that Staff prepare a letter to LAFCO relative to the area of influence relating to Alondra Park and El Camino College.

22c. Councilman Applegate noted the need for revised signing at the Treasury cut-through street

22d. The status of 223rd Street construction and the possibility of an overpass on 223rd Street was questioned by Councilwoman Geissert. Response was made by City Engineer Bourbonnais.

22e. Councilman Rossberg recommended consideration of changing the name of the Citizen Development and Enrichment Council Committee to "Parks and Recreation, and Community Services Council Committee."

22f. Councilman Rossberg recommended that Staff explore the possibility of an open design in the development of the 13 acres at the Airport.

22g. Councilman Rossberg requested Staff to investigate the providing of an ordinance relating to parking heavy commercial equipment in a residential neighborhood.

22h. Councilman Wirth commended the Library Department for hosting a meeting of the Library Trustees and Commissionera -- "it was a very good meeting."

22i. Councilman Wirth reported on the Transportation Committee's tour of the Fixed Base Operators at the Airport.

22j. Councilman Wirth noted recent newspaper article re: a helicopter run from the Redondo Beach Harbor using the Torrance Municipal Airport -- Staff review has been requested.

22k. Mayor Armstrong advised that SCAG has indicated that it is time for committee nominations. Interested Councilmembers should so advise the Mayor.

22l. Mayor Armstrong commented that the present Council Committees will be reassigned after the March 6th election -- thought should be given to new assignments.

22m. Mayor Armstrong inquired about the possibility of bus runs for the forthcoming Olympic Games -- a report will be forthcoming from Director of Transportation Horkay.

22n. Mayor Armstrong requested Staff review of side yard areas on Pacific Coast Highway.

22o. Mayor Armstrong noted letter of resignation from Mr. Bill Melville, Public Facilities Building Corporation. It was noted that it has been the intent to reduce the Corporation to five members, and this will now be accomplished.

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EXECUTIVE SESSION:

At 9:05 P.M. the Council recessed for an Executive Session, returning at 9:22 P.M.

No action was taken.

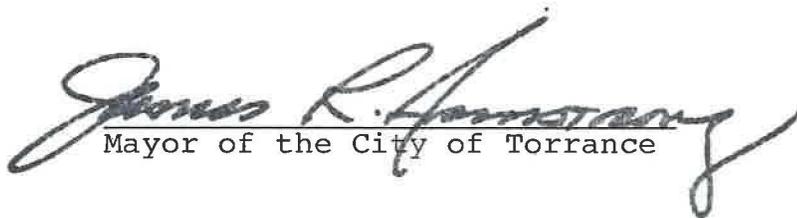
The meeting was regularly adjourned at 9:23 P.M.

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Ava Cripe
Minute Secretary

13.

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Mayor of the City of Torrance


City Clerk of the City of Torrance