

I N D E X

City Council - May 15, 1984

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Ava Cripe
Minute Secretary

ii.

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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, May 15, 1984, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Mock, Nakano, Walker, Wirth and Mayor Armstrong.

Absent: None.

Also present: City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Water System Superintendent O'Cain led in the salute to the flag.

4. INVOCATION:

Reverend George Johnson, Cathedral of Life Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of April 3, 1984, 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:

Finance Committee:
May 16th - 4:00 P.M.

ARMED FORCES DAY:
May 19, 1984.

8. COMMUNITY MATTERS:8a. PRESENTATION TO RIVIERA GARDEN CLUB.

A plaque was presented the Riviera Garden Club by Mayor Armstrong, on behalf of the Council, in recognition and appreciation of their contributions to the beautification of the City of Torrance.

8b. PROCLAMATION - "Municipal Clerk's Week" -
May 13-19, 1984.8c. PROCLAMATION - "National Insurance Women's Week" -
May 20-26, 1984.8d. PROCLAMATION - "National Public Works Week" -
May 20-26, 1984.

So proclaimed by Mayor Armstrong.

9. LIBRARY/PARKS AND RECREATION MATTERS:9a. CONTINUED PARTICIPATION OF THE TORRANCE PUBLIC LIBRARY AS MAJOR URBAN RESOURCE LIBRARY.

RECOMMENDATION OF CITY LIBRARIAN:
That the \$2,845 received from MURL participation be deposited in the 1520 Account. As stipulated

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in the requirements of this program, these funds will be used to purchase books in the area cited above.

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

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. RESOLUTION re: Acceptance of Grant Agreement for Airport Construction.

RESOLUTION NO. 84-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE EXECUTION OF THAT CERTAIN CALIFORNIA AID TO AIRPORTS PROGRAM GRANT AGREEMENT DATED APRIL 4, 1984, BETWEEN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF CALIFORNIA AND THE CITY OF TORRANCE

Councilwoman Geissert moved for the adoption of Resolution No. 84-134. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

11. POLICE AND FIRE MATTERS:

- 11a. BINGO IN THE CITY OF TORRANCE.

RECOMMENDATION:

The City Manager and Police Department recommend Option One - "Do not allow legalized Bingo in the City of Torrance" - and that no ordinance be drafted.

If your Honorable Body decides that Bingo should be permitted, the City Manager and Police Department recommend that you direct the City Attorney to draft a stricter ordinance than the statute, as in Option Three, and return in a timely manner with an ordinance to allow Bingo.

Staff presentation, and desired clarification, were provided by Captain Popp.

Mayor Armstrong invited comments from the audience. Speakers were:

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Mr. Frank Schilling, 23511 Evalyn Avenue: As a member of the Elks, noted their many charitable works, and the assistance provided via Bingo. Closely regulated Bingo was recommended by this speaker.

TPOA President Mike Felosi indicated strong support for the Police Department's position in this matter, and joined in opposing Bingo in the City of Torrance.

Representing the Knights of Columbus, Mr. Dean Trujillo outlined their dedicated fund-raising activities for charitable purposes, and deemed Bingo a worthwhile means for obtaining needed funds -- "just give us a chance, and see what develops."

Mr. Bob Frazier, 2325 Sonoma Avenue: The American Legion would like an opportunity to play Bingo, and they should be given this opportunity, per Mr. Frazier.

Council discussion ensued. It was the opinion of Councilman Wirth that if the City had a very strict ordinance, there would be few problems; perhaps the matter should be placed on the November ballot, with Staff meantime preparing an appropriate ordinance. Councilman Walker deemed Bingo a widely used manner of entertainment, an enjoyable pastime for many people, many of them elderly. A reasonable trial period was suggested by Mr. Walker. Opposition to Bingo was expressed by Mayor Armstrong, based on professional appraisals and Police Department findings.

It was the recommendation of Councilman Applegate that further information relative to Bingo requirements, costs, revenues, etc. be provided, and that the matter be referred to a Council Committee. Councilwoman Geissert concurred that additional information was needed; however, as presently presented, she would be opposed to Bingo in the City of Torrance.

Council action is reflected below:

MOTION: Councilman Wirth, ^{moved} that Staff bring back to the Council a strict ordinance for discussion, such discussion to include fees, taxes, Police costs, etc., on the basis of a one-year trial period. The motion was seconded by Councilman Walker.

A SUBSTITUTE MOTION was offered by Councilman Applegate: That Staff be directed to determine what

controls they would deem necessary, and then to invite interested parties re: Bingo in the City to participate in a workshop session, to be returned to the Council with input re: pertinent information on this activity. THE SUBSTITUTE MOTION DIED FOR LACK OF A SECOND.

Councilman Wirth's motion FAILED TO CARRY, with roll call vote as follows:

AYES: COUNCILMEMBERS: Mock, Wirth, Walker.
NOES: COUNCILMEMBERS: Applegate, Geissert, Nakano;
Mayor Armstrong.

Mayor Armstrong stated that the previous position of the Council stands.

* * * * *

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. ORDINANCE re: Annual Dog License Fee.ORDINANCE NO. 3103

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING THE PROVISIONS
OF SECTION 41.3.2 OF THE TORRANCE
MUNICIPAL CODE GOVERNING LICENSE FEES
FOR KEEPING AND MAINTAINING A DOG IN THE
CITY OF TORRANCE

Councilwoman Geissert moved for the approval of Ordinance No. 3103 at its first reading. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

14. PERSONNEL MATTERS:14a. RESOLUTION re: Job Training Partnership Act Funding Allocations (FY 85) and Job Training Plan of Service.RESOLUTION NO. 84-135

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE TO ACCEPT A SUBGRANT FROM
THE STATE OF CALIFORNIA, EMPLOYMENT DEVELOP-
MENT DEPARTMENT, ON BEHALF OF THE CARSON-
LOMITA-TORRANCE CONSORTIUM FOR THE
ADMINISTRATION OF JOB TRAINING PROGRAMS
FUNDED UNDER THE JOB TRAINING PARTNERSHIP
ACT (JTPA) OF 1983 AND AUTHORIZING OFFICERS
TO CONDUCT NEGOTIATIONS AND TO SIGN ALL
NECESSARY DOCUMENTS AND AGREEMENTS RELATIVE
TO JTPA AND CONSORTIUM MATTERS

Councilwoman Geissert moved for the adoption of Resolution No. 84-135. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

15. HEARINGS:15a. RESIDENTIAL TANDEM PARKING.

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

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

MOTION: Councilwoman Geissert moved to approve Alternative "3" as recommended by the Planning Commission. Her motion, seconded by Councilman Wirth, was unanimously approved by roll call vote.

ORDINANCE NO. 3104

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 93.5.12
OF THE TORRANCE MUNICIPAL CODE WHICH
SPECIFIED THE CIRCUMSTANCES UNDER WHICH
TANDEM PARKING IS ALLOWED

Councilwoman Geissert moved for the approval of Ordinance No. 3104 at its first reading. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

15b. CUP 84-4, JAYANTI PATEL: Administrative appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of a 30-unit motel in the C-5 zone at 20534 Hawthorne Boulevard. THE PLANNING COMMISSION AND THE PLANNING DEPARTMENT RECOMMEND DENIAL OF THE APPEAL AND APPROVAL OF THE PROJECT.

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.

The proponent, Mr. Jayanti Patel, stated that he has a similar establishment in the City of Hawthorne, and can see no problems in the subject matter.

Mr. Richard Knickerbocker, 1299 Ocean Avenue, Santa Monica, attorney for the proponent, noted the approval of CUP 84-4 by the City's professional staff and the Planning Commission, and deemed the undertaking of a study re: such

land use at this location inappropriate -- a landowner, including Mr. Patel, has the right to have an existing law applied as written at the time, not on the basis of the way the law might conceivably be written some time in the far distant future. Mr. Knickerbocker then cited recent litigation in a similar situation in another city where the court upheld such right of the property owner. It was the opinion of Mr. Knickerbocker that Mr. Patel - having met all the requirements of the City and the Planning Commission - should be granted a Conditional Use Permit as requested.

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

It was the comment of Councilman Walker that while he understands the motives and concerns which prompted the appeal; however, in this case, there is, in his opinion, adequate parking since the project does not feature a restaurant, banquet rooms, cocktail lounge, etc.

MOTION: Councilman Walker moved to DENY THE APPEAL and to GRANT CUP 84-4, subject to conditions. His motion was seconded by Councilwoman Geissert.

Councilman Wirth indicated his concern relative to the parking space requirements and the possible need for further study. City Attorney Remelmeyer recommended continuance of the item to permit further research of the matter.

A SUBSTITUTE MOTION was offered by Councilman Wirth: That Item 15b be continued to May 29, 1984, a 5:30 P.M. meeting in order to address concerns of record. The substitute motion was seconded by Councilman Mock, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Applegate, Mock, Nakano,
Wirth.
NOES: COUNCILMEMBERS: Geissert, Walker; Mayor
Armstrong.

* * * * *

15c. EA 84-4, TT 43219, WATT INVESTMENT PROPERTIES, INC. (James Wadsworth): City Council consideration of an Administrative Appeal of an Environmental Review Board decision to issue a Mitigated Negative Declaration on a proposed 30-lot light industrial subdivision at the northwest corner of Del Amo Boulevard and Madrona Avenue (Union Carbide property). THE PLANNING DEPARTMENT AND ENVIRONMENTAL REVIEW BOARD RECOMMEND THE ISSUANCE OF A MITIGATED NEGATIVE DECLARATION.

Proof of Publication was presented by City Clerk Babb, and it was ordered filed, there being no objection.

Councilman Applegate announced that he would ABSTAIN in this matter, and left the Council Chambers.

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

Mr. Peter Lacombe, 3848 Carson Street, representing the proponent, noted the City's expertise in dealing with industrial use developments, and Staff is eminently qualified to bring forward the issues and concerns, with appropriate findings and recommendations. Council approval to go forward on the Mitigated Negative Declaration basis was requested by Mr. Lacombe.

Speakers opposing a Mitigated Negative Declaration and urging that an Environmental Impact Report be prepared were: Ms. Selonie Cortada, Torrance League of Women Voters, (statement of record); Mr. Don Hurley, 3480 Del Amo Boulevard; Mr. Les Campbell, 3254 Del Amo Boulevard; and Mr. Phil Haber, 3466 Del Amo Boulevard.

Mr. Jim Wadsworth, Watt Investment Properties, Inc., 2716 Ocean Park Boulevard, Santa Monica, advised that considerable time has already been spent in the preparation of traffic and hydrology studies -- hopefully, these reports will stay as they are and they will be permitted to provide any additional desired information.

Council discussion ensued. The matter of the Traffic Study was considered; it being indicated by Director of Transportation Horkay that it is the usual procedure for the City to hire the consultant with reimbursement by the developer. It was indicated by Mr. Lacombe that such consultants are already on board and the studies have been made -- the proponent will submit that work to the City. Director of Transportation Horkay indicated appreciation of this work, and stated that the material will be used, but a City-selected consultant is preferred to verify the

authenticity of the data and provide any further needed clarification. Mr. Wadsworth, on behalf of the proponent, expressed agreement with this arrangement, including the cost thereof.

City Engineer Bourbonnais affirmed that the Hydrology Study would be routinely processed by the County Flood Control District.

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

It was the comment of Councilman Walker that, in his opinion, the findings of the Environmental Review Board are correct; the concerns and problems are well known.

MOTION: Councilman Walker moved to concur with the recommendation of the Environmental Review Board that a Mitigated Negative Declaration be issued, subject to conditions. The motion was seconded by Councilman Wirth, and carried, with roll call vote as follows:

| | | |
|----------|-----------------|--|
| AYES: | COUNCILMEMBERS: | Mock, Walker, Wirth; Mayor Armstrong. |
| NOES: | COUNCILMEMBERS: | Geissert, Nakano. |
| ABSTAIN: | COUNCILMEMBERS: | Applegate. |

Councilwoman Geissert's negative vote was based on her opinion that this project deserves a full Environmental Impact Report.

* * * * *

The hour being 7:35 P.M., the Council recessed and reconvened as the Redevelopment Agency, returning to its agenda at 7:37 P.M.

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15d. Resolution Granting an Exclusive Right of Negotiation to South Bay Senior Housing Corporation for 226th and Ocean Site.

Mayor Armstrong announced that this was the time and place for the subject public hearing, noting the City Attorney's request for a two-week continuance. Councilman Applegate so MOVED; the motion was seconded by Councilman Wirth. There were no objections, and it was so ordered.

17. ADMINISTRATIVE MATTERS:

- 17a.
- ORDINANCE
- re: Extension of Mobil Oil Pipe Line Franchise.

ORDINANCE NO. 3105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR SIX MONTHS THE TERM OF A PIPELINE FRANCHISE BY ORDINANCE NO. 529 AND ORDINANCE NO. 351; AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilman Wirth moved for the adoption of Emergency Ordinance No. 3105 at its first and only reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

- 17b.
- ORDINANCE
- re: Extension of Four Corners Pipe Line Franchise.

ORDINANCE NO. 3106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING FOR THREE MONTHS THE TERM OF A PIPELINE FRANCHISE PREVIOUSLY GRANTED TO FOUR CORNERS PIPE LINE COMPANY BY ORDINANCE NO. 910; AND DECLARING THE PRESENCE OF AN EMERGENCY

Councilwoman Geissert moved for the adoption of Emergency Ordinance No. 3106 at its first and only reading. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

- 17c.
- AWARD OF GROUP W CABLE TELEVISION EQUIPMENT GRANTS.

RECOMMENDATION OF CITY MANAGER/CABLE TELEVISION ADMINISTRATOR: That your Honorable Body approve the award of Group W Equipment Grants to Harbor-UCLA Medical Center, South Bay Youth Services Center, Torrance Memorial Hospital, Torrance/Lomita/Carson Board of Realtors for the purchase of cable television production equipment; YWCA, YMCA, and the Chamber of Commerce (Group W Access Center); and to Switzer Center, Torrance Historical Society, Little Company of Mary Hospital, Bishop Montgomery High School, and Southern California Regional Occupational Center as member of the City of Torrance Institutional Access Center.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager and the Cable Television Administrator. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3100.

ORDINANCE NO. 3100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DELETING SECTION 14.47.1(d), AND AMENDING SECTIONS 14.47.2, 14.47.7, 14.47.8 AND 14.47.12 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE CHANGES IN EMPLOYEE DISCIPLINARY PROCEDURES

Councilwoman Geissert moved for the adoption of Ordinance No. 3100 at its second and final reading. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

18b. ORDINANCE NO. 3101.

ORDINANCE NO. 3101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT THE SOUTH-WEST CORNER OF ARLINGTON AVENUE AND DEL AMO BOULEVARD FROM R-1 TO P-1 - ZC 83-15 (EA 83-28): KARL FECHNER ENTERPRISES, INC.

Councilwoman Geissert moved for the adoption of Ordinance No. 3101 at its second and final reading. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - Re: Purchase of 1 Hersey Fire Line Master Meter Model MFM II-MVR 8" x 4" and One 4" Hersey MVR 650 Water Meter.
Expenditure: \$6,786.18, including tax
(Fully reimbursable).

RECOMMENDATION OF PURCHASING AGENT/BUYER:

As Surf Management has deposited the necessary funds with the City to cover the cost of the meters and their installation, it is recommended that Council award a contract for their purchase to the manufacturer - Hersey Products, Inc. of Los Angeles - in the total amount of \$6,786.18, including tax.

- 20b. AWARD OF CONTRACT - For purchase of Annual Requirements of Red Highway Safety Flares.
Ref. Bid No. B84-19
Expenditure: \$10,498.77

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That Council award a contract for the annual requirement of twenty-minute red highway safety flares to the low bidder - the Oil Coproration of East Alton, Illinois - in the total amount of \$10,498.77.

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

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate reported on Armed Forces Day activities.

22b. Councilwoman Geissert commended Councilman Applegate and all others involved in the successful YMCA fund-raising efforts. Mayor Armstrong concurred in this praise.

22c. Councilman Mock requested Staff study of a program which would expand young adult involvement and awareness, along the lines of the former observance of Junior Citizens' Day, the legislative intern program, etc. Mr. Mock MOVED that the Human Resources Commission and the Torrance Youth Council be directed to develop similar programs, as above noted -- to

be referred back to the Council. The motion was seconded by Councilman Wirth. There were no objections, and it was so ordered.

22d. Councilman Walker requested appropriate recognition for Michael Wilson, creator of an Olympic statue -- for presentation to him on the occasion of this honor.

22e. Councilman Wirth referred to Item 11a re: Bingo and requested copies of ordinance (attachment 2) inadvertently omitted from agenda material.

22f. Mayor Armstrong appointed the following members of an Ad Hoc Committee to review ballot measures:

- Councilman Mock
- Councilman Applegate
- Mayor Armstrong.

22g. Mr. Joe Arciuch, 23521 Kathryn Avenue, noted the need of follow-up re: Airport moratorium. City Manager Jackson advised that this matter will be on an early agenda.

The meeting was regularly adjourned at 8:00 P.M.

* * * * *

Ava Cripe
Minute Secretary

14.

City Council
May 15, 1984


Mayor of the City of Torrance


City Clerk of the City of Torrance