

I N D E XTorrance City Council - September 4, 1984

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Adjournment was at 8:41 p.m.

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Peggy Laverty
Minute SecretaryCity Council
September 4, 1984

Prepared by Office of City Clerk
DONNA M. BABB, CITY CLERK

September 4, 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, September 4, 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:

Environmental Quality Administrator Monte McElroy led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Richard Agozino, Branch of Hope Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved for adoption of the City Council minutes of August 14, 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:

Public Safety Committee - September 13, 1984 - 4:30 p.m.

* * *

Mayor Armstrong announced, with sadness, the passing of Mr. Carl Backlund, former Postmaster of the City of Torrance. The Mayor requested that this meeting be adjourned in his memory.

* * *

8. COMMUNITY MATTERS:

8a. Proclamation: "Union Label Week", September 2 through 8, 1984.

8b. Proclamation: "Peace Days", September 7 through 18, 1984.

So proclaimed by Mayor Armstrong.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. Resolution re In-Lieu Replenishment Program.

RESOLUTION NO. 84-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AUTHORIZING THE CITY'S PARTICIPATION
IN THE 1984-85 IN-LIEU REPLENISHMENT PROGRAM
SPONSORED BY THE CENTRAL AND WEST BASIN WATER
REPLENISHMENT DISTRICT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-254. Her motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

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- 10b. Resolution re Purchase of Gillig Bus.

RESOLUTION NO. 84-255

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE PURCHASE
OF A 1982 GILLIG 40-FOOT TRANSIT BUS
USING PROPOSITION A LOCAL RETURN FUNDS

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-255. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

- 12a. Resolution re Advance of Redevelopment Reserves to the Redevelopment Agency.

RESOLUTION NO. 84-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE, CALIFORNIA, ADVANCING THE SUM
OF \$112,000.00 FROM GENERAL FUND REDEVELOPMENT
RESERVES TO THE REDEVELOPMENT AGENCY OF THE
CITY OF TORRANCE FOR ACQUISITION OF PROPERTY
WITHIN THE DOWNTOWN TORRANCE REDEVELOPMENT
PROJECT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-256. Her motion, seconded by Councilman Mock, carried unanimously by roll call vote.

* * *

At 5:40 p.m., the Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, returning to the Council Agenda at 5:42 p.m.

* * *

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a. Ordinance re Administrative Hearing Board.

Desired clarification was provided by City Attorney Remelmeyer, and the following options, as set forth in staff material, were noted by the Council.

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OPTIONS:

1. Establish a Hearing Board composed of Citizen members to be chosen by City Council and adopt Ordinance noted as "A".
2. Establish an Airport Noise Hearing Board composed of pilots (as identified under Part 61 FAR's) who are based at the Torrance Airport, and adopt Ordinance noted as "B".
3. Establish a Hearing Board composed of City staff. Adopt Ordinance noted as "C".
4. No change. Adjudicate through the Court system. No action required.

RECOMMENDATIONS

The Torrance Environmental Quality and Energy Conservation Commission recommends adoption of an ordinance establishing an Administrative Hearing Board for one year and review and evaluate its effectiveness.

The Airport Commission recommends adoption of Option No. 2 noted above.

The City Manager recommends the establishment of a hearing board composed of City staff members and recommends the adoption of Ordinance "C" to implement this plan.

MOTION: Councilwoman Geissert moved to concur with the City Manager's recommendation and adoption of Ordinance "C". Her motion was seconded by Councilman Wirth.

Prior to roll call vote, City Manager Jackson provided clarification as to the rationale supporting his recommendation that the Board be comprised of City staff members vs. lay representatives of the community.

Mr. Ted Stinis, representing the Torrance Area Pilots' Association, 4118 Via Lado, referenced their correspondence directed to the Airport Commission and incorporated within the Agenda material on this item, which sets forth the recommendation of the Pilots' Association that the Board be comprised of active pilots based at the Torrance Municipal Airport.

Roll call vote on Councilwoman Geissert's above motion, to concur with the recommendation of the City Manager was unanimously favorable.

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ORDINANCE "C"ORDINANCE NO. 3117

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 51.7.3, 51.7.4, AND 51.7.5, AND ADDING SECTION 51.7.9 TO THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR A SPECIAL HEARING BOARD FOR AIRCRAFT NOISE VIOLATIONS AND PROVIDING THE ENFORCEMENT AND PENALTIES FOR SUCH VIOLATIONS

MOTION: Councilwoman Geissert moved for the approval of Ordinance No. 3117, at its first reading. Her motion was seconded by Councilman Nakano, and roll call vote proved unanimously favorable.

15. HEARINGS:15a. PP 83-76, Roy L. Stinnett.

Mayor Armstrong announced that this was the time and place for the Continued Public Hearing of an appeal to allow a waiver of Code-required street improvements in conjunction with an approved Precise Plan for the continued operation of an existing nonconforming oil well on the east side of Walnut Street at 236th Street (PP 83-76, Roy L. Stinnett).

Proof of publication was presented by Deputy City Clerk Hong, and it was ordered filed, there being no objection.

RECOMMENDATION OF PLANNING DEPARTMENT:

City staff recommends that the appeal be denied and the Precise Plan be approved subject to all Code requirements and the conditions listed on the resolution.

Present to represent the proponent in this case was Mr. Peter Lacombe, 3848 Carson Street, who clarified the unique circumstances surrounding this case -- the oil facilities occupy a small portion of the overall site; are under separate ownership; are not adjacent to the street; etc. Mr. Lacombe requested that a spirit of fairness prevail in the consideration of this matter and noted, in response to a question by the Council, that the owner of the balance of the property is not interested in participating in the construction of street improvements. It was further noted by Mr. Lacombe that the installation of a sidewalk at this location might be considered an "attractive nuisance" in that it would be the only section to be so improved in the area.

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Mrs. Dee Hardison, 2024 West 236th Street, President of the Southeast Torrance Homeowners' Association, stated that the position of their Board would be to recommend bonding for the needed street improvements at this time, with actual installation to be implemented in conjunction with development of the rest of the street.

There being no further audience comments at this time, Councilman Walker moved to close the hearing. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

Council discussion ensued, it being the recommendation of Councilman Applegate (which ultimately became a motion) that the oil operator, Mr. Stinnett, be required to post a bond consistent with the policies and procedures of the City of Torrance, with the understanding that the bond would be held and not exercised until an appropriate time which would be determined by the City Engineer (normally when the balance of the street is improved). If, however, prior to the date that the bond is to be exercised, the owner of the balance of the property were to request improvements to his property, at that time the City would require the property owner to make all street improvements, and Mr. Stinnett would then be relieved from any and all responsibility therefor.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Wirth.

At this time Mr. Lacombe indicated a desire to address the Council. Councilman Walker then MOVED to reopen the hearing. His motion was seconded by Councilman Wirth, and carried without objection.

Mr. Lacombe advised that the requirement as above outlined would represent an undue financial hardship and inequitable burden for his client.

Councilman Applegate then MOVED to reclose the hearing. This motion, seconded by Councilwoman Geissert, carried without objection.

Council discussion continued at some length. Considered was the question of whether relief should be in the form of a waiver of the Code requirement or an interpretation of the Code that the amount of street improvements seem to be disproportionate to the amount of oil use on the land, etc.

The following SUBSTITUTE MOTION was ultimately offered.

A SUBSTITUTE MOTION was offered by Councilman Walker to grant a waiver of Code-required street improvements in conjunction with PP 83-76 for a period of three years with the proviso that if the property develops by either the ordinary property owner's development or by a secondary recovery oil operation, that the street improvements must be put in; however, at the end of the three year period when the oil operator comes back, the City Council would then consider the installation of the street improvements at that time.

The substitute motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Mock, Walker, Wirth and Mayor Armstrong.

NOES: COUNCILMEMBERS: Applegate, Geissert and Nakano.

15b. PP 84-9, Mr. and Mrs. Frank Novick.

Mayor Armstrong announced that this was the time and place for consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow the construction of a first- and second-story addition to an existing single-family residence in the Hillside Overlay District in the R-1 zone at 460 Camino de Encanto (PP 84-9, Mr. and Mrs. Frank Novick).

Proof of publication was presented by Deputy City Clerk Hong and it was ordered filed, there being no objection.

Staff presentation was provided by Planning Associate Bihn, who noted the following --

PLANNING DEPARTMENT RECOMMENDATION:

In staff's judgment, the project will not have a significant impact on the views of surrounding properties. The responses to the Hillside Ordinance Substantiation Sheet submitted by the applicant appear adequate to support the requisite findings. Therefore, staff recommends denial of the appeal and approval of the project.

Mr. Frank Novick, 460 Camino de Encanto, submitted photographs and correspondence in support of his request, and advised that his proposed addition would not impact views from the second story of Village Palos Verdes condominiums.

Mr. Warren Chase, 484 Palos Verdes Boulevard, representing the Board of Directors of Village Palos Verdes, referenced their correspondence, of record, dated August 20, 1984. Mr. Chase also submitted photographs and voiced concerns that the proposed addition will significantly impact property owners in Village Palos Verdes; will set a precedent; and will negatively impact land values in the area. Denial of the project was requested by this speaker.

Mr. Wayne Madison, 480 Palos Verdes Boulevard, noted his concerns regarding the increased interior area represented by the subject proposal and also the proposed height from grade level. Mr. Madison also questioned the possibility of this residence becoming a two-family home because of a second kitchen indicated on the plans.

Mr. Novick returned to advise that the existing kitchen is to be enlarged, not a second one added, and explained the need of his family for the proposed expansion.

Councilwoman Geissert pointed out that there have been some excellent remodels in the hillside area where the garage entrance is brought down to street level. Mr. Novick indicated that the cost of such an undertaking in this instance would be prohibitive.

There being no one else in the audience who wished to speak, Councilman Walker moved to close the hearing. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

Councilman Wirth advised that he had personally visited the area and viewed the Novick site from inside various Village Palos Verdes units. It was Councilman Wirth's opinion that, although there is some view blockage, it did not appear to be significant. Mr. Wirth noted that there is a City tree at this location which, if trimmed, would enhance views.

MOTION: Councilman Applegate moved to concur with the Planning Commission and Planning Department to deny the appeal and approve the project. His motion was seconded by Councilman Wirth, but FAILED TO CARRY as indicated by the following roll call vote.

AYES: COUNCILMEMBERS: Applegate, Walker and Wirth.

NOES: COUNCILMEMBERS: Geissert, Mock, Nakano and Mayor Armstrong.

Mayor Armstrong announced that the above action results in denial of the project.

Councilman Applegate MOVED that the project be denied WITHOUT PREJUDICE. His motion was seconded by Councilwoman Geissert, and carried without objection.

It was requested by Councilwoman Geissert that appropriate City staff check on the tree trimming needs in the area, noting her understanding that the Coral trees existing at the subject location can be kept trimmed to 8 or 10 feet, thus accommodating residents' views.

* * *

At 7:10 p.m., a brief recess was called. The Council reconvened at 7:20 p.m.

* * *

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Considered by the Council out of order - -

15d. PCR 84-3, Alfred Buechs.

Mayor Armstrong announced that this was the time and place for consideration of an appeal of a Planning Commission approval of a Planning Commission Review to allow the construction of a 13,530 gross square foot three-story office building at 24439 Hawthorne Boulevard (PCR 84-3, Alfred Buechs).

Mr. Don Withey, architect, 2200 Pacific Coast Highway, Hermosa Beach, described the subject project with the aid of slides and illustrated its relationship to other buildings in the area.

Mr. Frank Berg, owner of the adjacent property to the north, requested clarification of the plans, whereupon Mayor Armstrong requested that discussion between the architect and Mr. Berg take place outside of the Council Chambers.

At this time Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Council discussion was directed to the fact that the project is located on the northerly property line with a cut-out at the second story level and a setback at the third story. Alley access was also reviewed.

It was Councilman Wirth's opinion that the subject project would add to problems in the area, his particular concerns centering around the floor area ratio and increased density in the Walteria area.

With Messrs. Withey and Berg having returned to the Council Chambers, Councilman Applegate moved to reopen the hearing. His motion, seconded by Councilman Walker, carried without objection.

Mr. Berg voiced his strong objection to the project, as proposed, in that the light and air to his adjacent apartments will be affected.

Mr. Withey advised that the second and third floors might be set back approximately 10 feet in order to help alleviate these concerns.

Councilman Applegate moved to reclose the hearing. His motion was seconded by Councilwoman Geissert, and carried without objection.

Councilman Applegate noted his opinion that there has been a concerted effort to attenuate the light and air problem of the

adjacent property and also submitted that the applicant has, in his design, evidenced concern regarding the overall appearance and impact of this project on Hawthorne Boulevard. Mr. Applegate deemed this proposal a tremendous improvement and one that will have a long-term positive effect on other properties in the area.

MOTION: Councilman Applegate moved for denial of the appeal and concurrence with the project, with a modification to allow for the concerns voiced regarding the setback of the second and third stories. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilwoman Geissert voiced her serious concerns regarding the setback issue and the resultant impact on the adjacent second-story apartment development. Mrs. Geissert also referenced recent review by the Council of commercial densities, particularly when located adjacent to residential uses, and the Council's concerns relative to the ratio of structure to land area. Staff's recommendation (no formal action taken) was, per Mrs. Geissert, for a maximum of .75 to 1 foot of land for commercial areas immediately adjacent to residential -- the subject proposal is for .85 to 1, and represents a density concern to Mrs. Geissert.

A SUBSTITUTE MOTION was then offered by Councilwoman Geissert to grant the appeal WITHOUT PREJUDICE. Her motion was seconded by Councilman Wirth.

Councilman Walker commented that, with a solution of the setback problem, this proposal represents a quality design and deserves favorable consideration.

Councilwoman Geissert's SUBSTITUTE MOTION carried by way of the following roll call vote:

AYES: COUNCILMEMBERS: Geissert, Mock, Nakano and Wirth.

NOES: COUNCILMEMBERS: Applegate, Walker and Mayor Armstrong.

The Council now returned to - -

15c. Ordinance re Health Club Parking.

Mayor Armstrong announced that this was the time and place for the public hearing on the proposed establishment of Health Club parking standards, and invited comments from the audience.

There being no response, Councilman Applegate moved to close the hearing. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

ORDINANCE NO. 3118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ADDING SECTION 93.2.40 OF THE TORRANCE MUNICIPAL CODE WHICH SPECIFIES THE NUMBER OF PARKING SPACES REQUIRED FOR ATHLETIC CLUBS, HEALTH SPAS, DANCE AND EXERCISE STUDIOS AND SIMILAR USES

MOTION: Councilman Wirth moved for the approval of Ordinance No. 3118, at its first reading. His motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

15d. Considered earlier - see Page 9.

17. ADMINISTRATIVE MATTERS:

17a. Salary and Benefit Adjustments.

RECOMMENDATION:

The Finance Director and City Manager recommend approval of the following appropriations to cover adopted 1984-85 salary, wage and benefit adjustments:

From General Fund	\$2,460,729
From Equipment (Garage) Fund	68,727
From Airport Fund	25,125
From Transit System Fund	31,512
From Water Revenue Fund	60,392

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

17b. Strategy for Selection of Developer for 13 Acres on Pacific Coast Highway.

Councilman Applegate announced that he would abstain in consideration of this item because of a business transaction with one of the applicants during the past year. Mr. Applegate then departed from the Council Chambers.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

It is the recommendation of the Land Management Team, the Director of Transportation and the City Manager that your Honorable Body adopt the strategy of inviting the top three

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candidates for formal presentations to the City Council which will include conceptual plans of the proposed development of the 13 acres as described and to schedule the presentations for the Council meeting of September 18, 1984.

It was the recommendation of Councilwoman Geissert that Urban West Communities be considered as a possible fourth developer of the subject site. It was the general consensus of the Council, following a brief discussion, that the three developers as recommended by the Land Management Team be considered.

Discussion then turned to the date the Council will hear the developers' presentations. It was ultimately determined that September 25, 1984, at 6:00 p.m. should be scheduled for that purpose, and the following action was taken.

MOTION: Councilman Walker moved to concur with the above noted staff recommendation, with the exception of the schedule for presentation before the Council which is to be changed to September 25, 1984, at 6:00 p.m.

The motion, seconded by Councilman Mock, was unanimously approved by roll call vote (Councilman Applegate ABSTAINED).

Councilman Applegate returned to the Council Chambers at this time.

17c. Assembly Bill 3804.

Material on this item was reviewed, and the following action was taken.

MOTION: Councilman Wirth moved that Agenda Item 17c be received and filed. His motion, seconded by Councilman Walker, was unanimously approved.

17d. Resolution re Assignment of Lease from Ray Vane to Peninsula Pontiac.

RESOLUTION NO. 84-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF LEASE FROM RAY VANE TO PENINSULA PONTIAC, INC.

MOTION: Councilman Applegate moved for the adoption of Resolution No. 84-257. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

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18. SECOND READING ORDINANCES:ORDINANCE NO. 3116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO FOUR CORNERS PIPE LINE COMPANY, A DELAWARE CORPORATION, A FRANCHISE TO OPERATE AND MAINTAIN CERTAIN PIPELINES AND APPURTENANCES FOR THE TRANSPORTATION OF HYDRO-CARBON SUBSTANCES IN THE CITY OF TORRANCE

MOTION: Councilman Wirth moved for the adoption of Ordinance No. 3116, at its second and final reading. His motion, seconded by Councilman Walker, carried by way of the following roll call vote.

AYES: COUNCILMEMBERS: Nakano, Walker, Wirth and Mayor Armstrong.

NOES: COUNCILMEMBERS: Mock.

ABSTAIN: COUNCILMEMBERS: Applegate and Geissert.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - Purchase of Ten (10) New Electronic Typewriters for the Police Department (1984-85 Budgeted Replacements)
EXPENDITURE: \$10,596.75 Including Tax

RECOMMENDATION OF PURCHASING AGENT/FINANCE DIRECTOR:

It is recommended that Council authorize the purchase of ten (10) budgeted new electronic typewriters for the Police Department and award a contract to the manufacturer, the Xerox Corporation, Long Beach, California, in the amount of \$10,596.75 including tax.

20b. SUR LA BREA PARK FENCE CHANGE ORDER:RECOMMENDATION OF PARK SERVICES ADMINISTRATOR AND DIRECTOR OF PARKS AND RECREATION:

Now that the fence has been installed properly to staff's satisfaction, it is recommended that the City Council authorize payment to Pacific Fence Company for the total amount of \$13,056.58 to pay for the complete cost of the fence installed at Sur La Brea Park.

- 20c. RENEWAL OF CONTRACT - Torrance's Continued Participation
with City of Los Angeles in Police "WANT WARRANT"
Communication System
ANTICIPATED ANNUAL EXPENDITURE: \$35,000.00

RECOMMENDATION OF PURCHASING AGENT/POLICE CHIEF:

It is recommended that Council authorize Torrance's continuing participation in this program for another year with an annual anticipated expenditure expected to be \$35,000.00.

- 20d. AWARD OF CONTRACT Purchase of Miscellaneous Computer
Hardware and Software for the Torrance Public Library
REF BID NO. B84-49
TOTAL EXPENDITURE: \$12,141.01

RECOMMENDATION:

1. It is staff's recommendation that items 1, 8, 9, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22 and 23 be awarded to the Sun Computers Company of Carson, California in the total amount of \$8,287.83 including tax
2. It is staff's recommendation that items 2, 3, 4, 5, 6 and 7 be awarded to the Computer Stop Company of Lawndale, California in the total amount of \$3,140.69 including tax.
3. It is staff's recommendation that items 10 and 15 be awarded to the H. W. Computers Company of Redondo Beach, California in the total amount of \$712.49 including tax.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, 20b, 20c, and 20d. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. City Attorney Remelmeyer noted that an Executive Session will be required relative to pending litigation - See Page 15.

22b. Councilman Applegate reported that it was nice to return to the City of Torrance following a recent enjoyable vacation trip.

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22c. After announcing that this was his First Wedding Anniversary, Councilman Mock was warmly congratulated by his fellow Councilmembers.

22d. Councilman Nakano noted his attendance at the recent Kendo championships in Seattle, Washington, where a student from Torrance High School, Toyooki Sonoda, placed third in the men's division. Appropriate recognition for Mr. Sonoda was requested.

22e. Councilman Wirth commended Deputy City Clerk Hong for her efforts during this meeting.

22f. Mayor Armstrong provided an update on HR 4103, and requested the Council to authorize the Mayor, City Attorney and City Manager's staff to make the views of the City of Torrance known with regard to support for HR 4103.

Councilman Wirth SO MOVED. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

* * *

At 8:20 p.m., the Council recessed to an Executive Session to consider pending litigation, returning at 8:40 p.m. No action was taken.

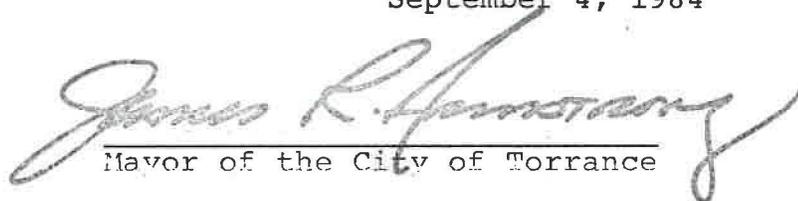
Adjournment was at 8:41 p.m., and was dedicated to the memory of Mr. Carl Backlund.

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Peggy Laverty
Minute Secretary

15.

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Mayor of the City of Torrance


City Clerk of the City of Torrance