

I N D E X

Torrance City Council - November 20, 1984

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Adjournment at 10:28 p.m.

#

Peggy Lavery
Minute Secretary

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

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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, November 20, 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:

Ms. Valerie Stonehouse led in the salute to the flag.

4. INVOCATION:

Dr. Orlie White, Riviera United Methodist Church, provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved for the adoption of the minutes of October 23, 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 - 3rd Floor Assembly Room
 Monday, November 26 - 4:30 p.m.
 Subjects: 1st Quarter Budget Review
 Carnival Fees
 Long-range Budget Plans

* * *

Mayor Armstrong announced, with sadness, the passing of

Mrs. Glenna Willett
 Mrs. Sally Jackson
 Mr. Bob Haggard.

It was the Mayor's request that adjournment be in their memories.

* * *

8. COMMUNITY MATTERS:

8a. Introduction of K-9 Handlers.

Captain James Weyant introduced newly designated and recently trained K-9 handlers and the dogs assigned to them: Officer John Senger and "Birko", and Officer Ron Pobuda and "Ike".

8b. Resolution congratulating Association for Retarded Citizens-Southwest.

RESOLUTION NO. 84-312

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
 OF TORRANCE CONGRATULATING THE ASSOCIATION
 FOR RETARDED CITIZENS-SOUTHWEST UPON THEIR 25TH
 ANNIVERSARY OF SERVICE TO THE RETARDED CITIZENS
 OF THE SOUTHWEST

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MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-312. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

8c. Proclamation declaring November 18 - 24, 1984, as "Family Week in Torrance."

So proclaimed by Mayor Armstrong.

8d. Presentation by Torrance Traditional Artists' Guild.

Item withdrawn at this time.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. Dog Obedience Club donation.

RECOMMENDATION OF THE PARKS AND RECREATION DEPARTMENT:

The Parks and Recreation Department staff recommends acceptance of the \$300.00 donation from the Dog Obedience Club of Torrance, and appropriation of the amount to the parks Special Events Account.

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

Mayor Armstrong commended the Dog Obedience Club for their continued service to the City of Torrance.

9b. Certified Farmers' Market.

RECOMMENDATION OF DEPARTMENT OF PARKS AND RECREATION:

In order to ensure that the high standards and community involvement envisioned by the volunteers as inherent to a Certified Farmers' Market in the City of Torrance, staff is recommending that the City Council direct staff to establish a Certified Farmers' Market in Torrance as a City program and to return in a timely manner with a final decision package regarding funding requirements and implementation.

In addition, staff is recommending that the Council concur with the designation of Wilson Park as the location for the market.

Councilman Walker expressed concerns regarding the proposed Wilson Park site, and recommended that the matter be held pending completion of the study regarding the future use of Building 4 at Wilson Park.

Wilson Park was deemed by Councilwoman Geissert as the most logical location for a Certified Farmers' Market, it being noted by Mrs. Geissert that there are many other areas of the park which might be considered should the parking area adjacent to Building 4 ultimately prove to be undesirable. Mrs. Geissert stated that ". . . it is now time to proceed in a serious manner," and she offered the following --

MOTION: Councilwoman Geissert moved to concur with the staff recommendation. Her motion was seconded by Councilman Wirth.

Prior to roll call vote on the motion, further discussion ensued.

Councilman Applegate concurred with Councilman Walker's comments regarding the proposed site, noting his further opinion that the projected expenditure of City funds for the establishment of a Certified Farmers' Market is inappropriate.

Audience comments were then invited by Mayor Armstrong.

First to speak was Mr. Mark Wall, a representative from the Southland Farmers' Market Association, 1010 South Flower, Los Angeles. Mr. Wall described the services represented by Farmers' Markets and offered his opinion that the proposed site would be adequate and appropriate.

Mr. Bob Fraser, 2325 Sonoma, President of the Central Torrance Homeowners' Association and member of the Project Area Committee of the Downtown Redevelopment Area, advised that both organizations wholeheartedly support the concept of a Certified Farmers' Market and suggested that the old Pacific Electric Depot might be considered as a possible location.

Speaking for the Torrance Senior Citizens' Council, Mr. Ursel Nolte, 5209 Paseo de Pablo, urged approval of the subject proposal.

The last audience speaker was Ms. Cathy Babis, 4009 Pacific Coast Highway, who added her praises to the concept of Farmers' Markets.

Roll call on Councilwoman Geissert's above motion to concur with the staff recommendation was as follows:

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

NOES: COUNCILMEMBERS: Applegate and Walker.

9c. Recommendations for Recipients of Non-Profit Organization Grants.

RECOMMENDATION OF HUMAN RESOURCES COMMISSION:

The Human Resources Commission recommends the following organizations and the dollar amounts for grants:

Alcoholism Council of South Bay	4,500
Torrance YWCA	2,500
RSVP	2,000
1736 House	2,000
Westside Community for Independent Living	2,000
South Bay Free Clinic	1,000
Happy Times Pipers	1,000
Total	<u>\$15,000</u>

Councilman Wirth expressed appreciation for the efforts of the Human Resources Commission in the evolvment of the above recommendation. Mr. Wirth noted, however, that he has some differing opinions on certain amounts and agencies recommended, and would propose that the matter be sent to Council Committee for consideration, to be returned to the full Council with a recommendation.

Councilman Wirth SO MOVED, with a second by Councilman Mock.

Councilwoman Geissert indicated her support of the motion, noting that, while the agenda item is very concise and well formulated, she would desire information on the rationale of the selection of one agency over another, thus her opinion that there would be value in meeting in Committee and getting more detailed input from the Human Resources Commission and any of the agencies that would care to be present.

Of an opposing opinion was Councilman Walker, who indicated his desire to proceed with the allocation of funds as recommended at this time, with more detailed information and a presentation by the Commission Chairman to be provided in one year when the matter is again considered by the Council. Mr. Walker did not favor postponing the matter at this time.

Concurrence with these comments was indicated by Councilman Applegate, who noted that although he may personally prefer allocations other than as recommended, he pointed out that the Commission has fulfilled its charge in an exemplary manner, and on that basis - -

A SUBSTITUTE MOTION was offered by Councilman Applegate to concur with the recommendation of the Human Resources Commission.

This motion was seconded by Councilman Walker, but FAILED TO CARRY as is indicated below.

AYES: COUNCILMEMBERS: Applegate, Nakano and Walker.

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

Mayor Armstrong stated, at the time of his above negative vote, that this is the first time there has been the opportunity to present a program of this caliber and stature -- a program which he wants very much to succeed without any "clouds" associated therewith. For that reason Mayor Armstrong indicated his support of the motion to send the matter to Committee.

The MAIN MOTION to refer the item to Council Committee carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate, Nakano and Walker.

It was directed by Mayor Armstrong that Item 9c be forwarded to the Citizen Development and Enrichment Committee.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. Expiration of John Jones' Airport Hangar Lease.

Mayor Armstrong noted the request of the Department of Transportation to hold Agenda Item 10a, until the Council meeting of December 4, 1984. There were no objections, and it was so ordered.

10b. Resolution re Part 150 Grant.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION AND BUILDING AND SAFETY DEPARTMENT:

The Department of Transportation and Building and Safety Department recommend submitting a Part 150 Grant application with the FAA. The grant would encompass the following:

- ° Update the noise Contour Map;
- ° Enhance and amplify the Aircraft Noise Control and Land Use Compatibility Study (ANCLUC);

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- ° Identify non-conforming aircraft types; and,
- ° Identify strategies to further enhance the City's ability to mitigate noise.

AIRPORT COMMISSION RECOMMENDATION:

The Airport Commission recommends the approval of the Part 150 Grant application subject to the removal of City Assurances and the removal of the current touch-and-go moratorium restrictions.

City Manager Jackson called attention to supplemental material which sets forth the City Manager's recommended revisions to the agenda package as follows:

- 1) An addition of one sentence to the first city assurance found on Page six of the agenda item which states, "The Part 150 shall in no way limit or prevent the City from extending or implementing new noise measures"; and,
- 2) That all the city assurances as stated and amended on Page six of the agenda item be included in the grant application (Page 32 of the agenda item).

Staff presentation was provided by Administrative Specialist Valerie Stonehouse, following which Mayor Armstrong invited comments from the audience.

Ms. Cathy Babis, 4009 Pacific Coast Highway, reiterated her comments before the Airport Commission, voicing her concerns regarding the purpose, effect, cost, etc. of the proposed study. Ms. Babis reviewed, in depth, the backup material on this item, noting her strong opposition to the first two City Assurances; recommending that all touch-and-go restrictions be eradicated for at least a portion of the study; and speaking in opposition to discrimination against training flights.

Mr. Ted Stinis, speaking for the Torrance Area Pilots Association, 4118 Via Lado, spoke in favor of the Part 150 Grant application and urged that the City be objective in applying the results of the study. Assurances in this regard were voiced by Mayor Armstrong.

There being no one else in the audience who wished to speak, the following motion was offered.

MOTION: Councilman Walker moved to concur with the staff and Airport Commission recommendations.** The motion was seconded by Councilman Wirth.

**NOTE: The motion was later clarified - see Page 8.

Prior to roll call vote, and in response to concerns voiced by Councilman Applegate, Building and Safety Director Grippo advised that the consultant which would be recommended by staff has like experience at other Airports, and would, in staff's opinion, have the background to evaluate the concerns expressed regarding an adequate and accurate study.

At this time Councilman Walker clarified his motion to support that portion of the Airport Commission's recommendation regarding approval of the Part 150 grant, and **NOT the removal of the current touch-and-go moratorium restrictions. Mr. Walker also advised that his motion includes the recommended revisions as set forth in the supplemental agenda material.

Roll call vote on the motion, as clarified, was unanimously favorable.

RESOLUTION NO. 84-313

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AUTHORIZING THE FILING OF A
PART 150 GRANT APPLICATION WITH THE FEDERAL
AVIATION ADMINISTRATION

MOTION: Councilman Mock moved for the adoption of Resolution No. 84-313. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

10c. Installation of Chain Link Fence on Pacific Coast Highway.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

The Department of Transportation recommends that your Honorable Body approve the installation of approximately 820 feet of chain link fence on the south side of Pacific Coast Highway east of Calle Mayor and appropriate \$14,000 in Gas Tax funds.

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

It was the request of Mayor Armstrong that the above action be communicated to the Superintendent of Schools and the Principals of the affected schools and their respective PTA's.

11. POLICE AND FIRE MATTERS:

11a. Crime Watch Computer Software Program.

RECOMMENDATION OF POLICE CHIEF/INFORMATION SYSTEMS DIRECTOR:

It is recommended by the Police and Information Systems Departments that the City Council authorize purchase of the Crime Watch computer software program from Police Data Systems, Dublin, California, as sole source vendor in an amount not to exceed \$10,000.

MOTION: Councilman Walker moved to concur with the above recommendation. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. Project Area Committee (PAC) for the Downtown Torrance Redevelopment Project Area.

RECOMMENDATION OF REDEVELOPMENT STAFF:

Redevelopment staff recommends approval of the request by the Downtown Project Area Committee for City Council to extend its existence one year and approval of elected members and officers.

MOTION: Councilman Applegate moved to concur with the recommendation of Redevelopment staff. His motion was seconded by Councilman Wirth, and roll call vote proved unanimously favorable.

Councilwoman Geissert requested that the Council be notified if assistance in recruitment of members to fill vacancies is desired.

12b. Revisions to Hillside Ordinance.

Councilwoman Geissert reported on the Council Community Planning and Design Committee's findings regarding recommended modifications to the Hillside Ordinance. Mrs. Geissert expressed appreciation to the committee of members from the Planning Commission who met with the Council Committee in formulating the recommended Ordinance revisions (of record).

MOTION: Councilwoman Geissert moved to accept the recommendation of the Joint Council/Planning Commission committee for adoption of an Ordinance modifying the existing Hillside Ordinance. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

ORDINANCE NO. 3126

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, AMENDING ARTICLE 41 OF CHAPTER 1, DIVISION 9, OF THE TORRANCE MUNICIPAL CODE, RELATED TO THE HILLSIDE AND LOCAL COASTAL OVERLAY ZONE, CLARIFYING SOME OF THE PROVISIONS, ADDING A SECTION DEALING WITH LOT WIDTHS, DELETING CERTAIN PROVISIONS, AND RENUMBERING CERTAIN OF THE SECTIONS

MOTION: Councilwoman Geissert moved for approval of Ordinance 3126, at its first reading. Her motion was seconded by Councilman Nakano.

Prior to roll call vote, Mayor Armstrong invited audience input.

Ms. Kay White, President of the Riviera Homeowners' Association, 645 Via los Miradores, noted concurrence with the proposed modifications.

Roll call vote on Councilwoman Geissert's motion to approve Ordinance 3126 was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:13a. Ordinance 3123 re Development Standards.ORDINANCE NO. 3123

(Revised)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE 30 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE REGARDING DEVELOPMENT STANDARDS

MOTION: Councilwoman Geissert moved for the approval of Ordinance No. 3123, at its second first reading. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

* * *

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14. PERSONNEL MATTERS:

14a. Manpower Division Staffing Adjustments.

RECOMMENDATION OF MANPOWER ADMINISTRATOR/PERSONNEL MANAGER:

It is recommended that your Honorable Body:

- 1) Add 9 budgeted positions in the following classifications:
 - 1.0 Coordinator
 - 3.0 Specialist
 - 2.0 Employment Counselor I
 - 3.0 Intake Interviewer/Clerk
- 2) Authorize staff to enter into negotiations with the City of Carson for additional office space.

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

* * *

At 6:55 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, convening in JOINT SESSION as the Redevelopment Agency/City Council at 6:57 p.m., at which time a brief recess was called by Mayor Armstrong.

At 7:11 p.m., the regular order of the City Council agenda was resumed. A Joint Agency/Council Executive Session was held commencing at 9:47 p.m. (see Page 21).
* * *

15. HEARINGS:

15a. PP 84-5 (Mod.), Okmar Oil Company (Peter Lacombe):

Mayor Armstrong announced that this was the time and place for the continued public hearing of an appeal of a Modification to a Precise Plan to allow a Waiver of Code required street improvements in conjunction with the continued operation of an existing nonconforming oil well at the northwest corner of 238th Street and Walnut Street. PP 84-5 (MOD.), OKMAR OIL COMPANY (PETER LACOMBE).

Deputy City Clerk Hong presented proof of publication which was ordered filed, there being no objection.

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Councilman Mock announced that he would abstain in consideration of this matter (reasons of record) and departed from the Council Chambers.

PLANNING COMMISSION RECOMMENDATION

After discussion of what constitutes a "good faith effort" to comply with dedication requirements, the Planning Commission found that Okmar Oil Company had made such an effort and unanimously voted to approve the modification of Precise Plan 84-5 and Waiver 84-15, subject to conditions.

PLANNING DEPARTMENT RECOMMENDATION

Planning staff recommends that the appeal be approved and that the modification and Waiver be denied. In staff's opinion, it has not been proven that the applicants have made a good faith effort to obtain the dedication but have not been able to do so for reasons beyond their control. Planning staff, therefore, recommends that the Precise Plan be approved, subject to all Code requirements and conditions as originally approved by the Planning Commission on April 18, 1984.

Mr. Owen Petersen, 21515 Hawthorne Boulevard, representing the appellant in this matter, Mr. Dan Butcher, reviewed the matter under consideration and noted their opinion that a **good faith** effort on the part of Okmar Oil to meet and confer with the property owner pertaining to street right-of-way dedication has not been realized, thus their appeal of the Planning Commission decision. It was Mr. Petersen's request that the matter now be continued for 30 days in order to allow him an opportunity to follow through on information recently received by him relative to the case.

Representing Okmar Oil was Mr. Peter Lacombe, 3848 Carson Street, who related his client's past efforts to pursue the matter of the street dedication, and maintained that there has been a good faith effort in this regard. In Mr. Lacombe's opinion a decision should be reached at this time.

At the invitation of Mayor Armstrong for audience input, Mr. Bill McKim, 1921 237th Place, urged that 237th Place **not** be opened, deeming such action a detriment to the homeowners in the area.

Mrs. Dee Hardison, 2024 West 236th Street, President of Southeast Torrance Homeowners' Association and representing them, voiced her concerns that granting the waiver of street dedication in this case would result in another half street in Southeast Torrance, as the property owner on the north side of 237th Place provided his half of the dedication and is now at the point of actual construction of the improvements.

Mrs. Louise Amos, 1951 West 237th Place, concurred with Mr. McKim's recommendation that 237th Place **NOT** be cut through because of traffic and safety problems which would result for the residents of the area. Mrs. Amos further requested that actual construction of the northerly half of the street be stopped at this time pending further consideration.

Mr. McKim returned to point out that putting this particular street through for use of the general public would not seem to him to be a valid justification as the street will still only extend from Cabrillo to Walnut and, as such, would principally serve the residents of 237th Place only. The properties could be developed as effectively with a cul-de-sac arrangement, per Mr. McKim.

Discussion was directed to Mr. Petersen's request for a 30-day continuance.

Responding to an inquiry by Mayor Armstrong, Mr. Petersen advised that he has obtained information regarding problems Okmar is apparently having with similar situations, and he would like an opportunity to investigate further.

Mr. Roy White, Western Operations Manager for Okmar Oil Company, Denver, Colorado, addressed Mr. Petersen's statement by noting that he is involved with the day-to-day operations on all of Okmar's leases in the Rocky Mountains and in California -- there are only two leases in California, and to his knowledge there is no problem with either of them.

Council discussion ensued. Considered were the various options open to the City at this time; ramifications involved with the imminent development of the north side of 237th Place; etc.

It was the request of Mr. Lacombe that, if the Council should agree to the requested 30-day extension, they be provided with a written statement extending Okmar's right to operate.

Mrs. Dee Hardison returned to publicly appeal to Mr. Butcher for dedication of five feet on Walnut so that a full standard sidewalk may be constructed, rather than an asphalt sidewalk.

Mayor Armstrong deemed it the stated intent of the Council that **any** action taken at this time, including "no action", would not impose a stop production order on Mr. Lacombe's people -- if the matter is held, the operation on that site is to continue status quo along with the continuance. The Mayor suggested that the matter be held to allow staff to pursue the question of the street opening, the various options available and rationale pertaining to these various possibilities; also to allow the principals involved to attempt to reach an agreement.

Messrs. Lacombe and Petersen both indicated concurrence with a continuance at this time.

It was also Mayor Armstrong's direction that any continuance of this matter be communicated to Mr. Graner, owner of the north side of 237th Place, with the recommendation that he not "rush into development" of the north side of the street.

MOTION: Councilman Applegate moved to continue Agenda Item 15a, PP 84-5 (Mod.) to January 8, 1985, a 7:00 p.m. meeting. His motion was seconded by Councilwoman Geissert.

Prior to roll call vote, Councilman Applegate requested that staff also set forth the ramifications of the various alternatives available to the Council in this matter.

Roll call vote on the above motion was unanimously favorable (Councilman Mock ABSTAINED).

Councilman Mock returned to the Council Chambers at this time.

15b. PP 84-21, Greg Rados.

Mayor Armstrong announced that this was the time and place for the public hearing of an appeal of Planning Commission approval of a Precise Plan of Development to allow the construction of a second-story addition to an existing single-family residence in the Hillside Overlay District in the R-1 zone at 213 Via La Circula PP 84-21, GREG RADOS

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

PLANNING COMMISSION AND PLANNING DEPARTMENT RECOMMEND.
denial of the appeal and approval of the project.

Following staff presentation by Planning Associate Bihn, Mayor Armstrong invited members of the audience to speak.

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Mr. Ambrose Schindler, 217 Via La Circula, read aloud a written statement supporting the subject appeal because of the enormity of the plan; the high sheer walls; the block style architecture; the lack of concern to him, the adjoining neighbor; etc. Mr. Schindler submitted a petition containing some 80 signatures, requesting careful consideration of "redevelopment" in the area.

The proponent, Mr. Greg Rados, 213 Via La Circula, described the modifications he has proposed for his addition in response to concerns expressed regarding the project. Mr. Rados then read aloud a portion of a letter from Mr. Steven L. Switzer, 229 Via La Circula, supporting the proposed construction.

In response to certain statements in Mr. Switzer's letter, Councilwoman Geissert clarified the administrative appeal procedure and advised that there was nothing political or personal in the appeal.

Next to speak was Mr. Jim Means, 203 Via La Circula, who urged approval of the project deeming it an enhancement to the neighborhood.

Correspondence strongly supporting the proposed remodeling from Mrs. Fay Bartles, 209 Via La Circula, was read aloud by her grandson, Mr. Dean Pierson.

Mrs. Malinda Turner, 245 Via La Circula, voiced concurrence with Mr. Rados' plans and suggested that the two large trees in front of the Schindler property might be dealt with in order to enhance the light and air to his property.

Mr. Schindler returned to stress his opinion that the Rados addition is not within reason.

Mr. Rados described the revisions he has proposed, per Planning Commission request, in an effort to ameliorate neighborhood concerns.

It was noted by Mrs. Suzie Coy, 249 Via La Circula, that, although she had signed Mr. Schindler's petition, she is in favor of the Rados project.

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

Council discussion followed, which ultimately resulted in the following action.

MOTION: Councilwoman Geissert moved to grant the appeal and deny the project without prejudice on PP 84-21. Her motion was seconded by Councilman Wirth.

A SUBSTITUTE MOTION was offered by Councilman Applegate to deny the appeal and approve the project. His motion, seconded by Councilman Walker, FAILED TO CARRY by way of the following roll call vote:

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

The main motion for denial of the project without prejudice CARRIED as is indicated below:

AYES: COUNCILMEMBERS: Applegate (later changed his vote to **NO**)*, Geissert, Mock Nakano and Wirth.
 NOES: COUNCILMEMBERS: Walker and Mayor Armstrong.

Councilman Mock noted the following areas of particular concern to him: (1) criteria defining hardship situations for reasons of family size; (2) consideration of impact on light and air to neighboring properties **outside** of the Hillside area; and, (3) the possibility of an independent architectural review on such developments. Councilman Mock requested a staff report regarding the matter of independent architectural evaluations to be submitted to the Planning and Community Design Committee for consideration.

*At this time, Councilman Applegate stated that his **yes** vote on the main motion was because he wished to be on the prevailing side in the event of a motion to reconsider. Mr. Applegate requested that his vote be changed to **NO**, thus the motion for denial of PP 84-21 without prejudice carried by way of a 4-3 vote.

15c. CUP 72-3 (Mod.), PP 72-8 (Mod.), El Paso Cantina.

Mayor Armstrong announced that this was the time and place for consideration of an appeal of a Planning Commission approval of a Modification to a Conditional Use Permit and Precise Plan to allow the addition of a patio to an existing restaurant. CUP 72-3 (Mod.), PP 72-8 (Mod.), EL PASO CANTINA (JAMES AND FRAN MURRAY).

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

Mrs. Fran Murray, 2404 West Sepulveda Boulevard, noted their appeal of a condition requiring elimination of an existing doorway between a new patio and existing dining room, it being their intention to use the patio as additional dining area, rather than as waiting area as was stated in the original submittal by the architect. Mrs. Murray maintained that use of the patio for dining would accommodate fewer total people, and thus represent less impact on the existing parking situation, than would its use as a waiting area.

President of Southeast Torrance Homeowners' Association, Mrs. Dee Hardison, 2024 West 236th Street, advised that she had informed neighbors of El Paso of tonight's hearing -- apparently there was no one in the audience to object to the request.

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

MOTION: Councilman Walker moved to grant the appeal on CUP 72-3 (Mod) and PP 72-8 (Mod). His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

RESOLUTION NO. 84-314

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ALLOW THE ADDITION OF A 460 SQUARE FOOT PATIO TO AN EXISTING RESTAURANT IN THE M-2 ZONE ON PROPERTY LOCATED AT 2404 SEPULVEDA BOULEVARD
CUP 72-3 (MOD.): EL PASO CANTINA

MOTION: Councilman Walker moved for the adoption of Resolution No. 84-314, deleting Condition #3 (which would have required removal of the existing doorway). His motion was seconded by Councilman Wirth and carried unanimously by roll call vote.

RESOLUTION NO. 84-315

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE ADDITION OF A 460

17.

City Council
November 20, 1984

SQUARE FOOT PATIO TO AN EXISTING RESTAURANT
 IN THE C-3 (PP) ZONE ON PROPERTY LOCATED AT
 2404 SEPULVEDA BOULEVARD
 PP 72-8 (MOD.): EL PASO CANTINA

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-315, eliminating Condition #2 (which would have required removal of the existing doorway). Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. Jared Sydney Torrance Award for Outstanding Citizens.

RECOMMENDATION OF CITY MANAGER:

The City Manager recommends that \$1,500 be authorized from the Miscellaneous Community Account to cover the cost of 15 gold medallions for the first seven to fifteen years of presentations.

Following Council discussion, action was taken as reflected below.

MOTION: Councilwoman Geissert moved to proceed with the development of the medallions concurrently with the development of procedures and guidelines for consideration by the Council. Her motion, seconded by Councilman Walker, carried without objection.

17b. Refund of Excess Utility Users' Tax.

RESOLUTION NO. 84-316

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A REFUND OF UTILITY USERS' TAX FUND BY THE SOUTHERN CALIFORNIA GAS COMPANY ON CONDITION THAT SUCH REFUND IS AUTHORIZED BY THE PUBLIC UTILITIES COMMISSION

MOTION: Councilman Wirth moved for the adoption of Resolution No. 84-316. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

20a. Sale of Surplus City Equipment.

RECOMMENDATION OF PURCHASING AGENT/DIRECTOR OF TRANSPORTATION:

Inasmuch as the Signal Maintenance, Inc. company was the only company who made an offer on the surplus equipment, and staff does consider it a fair price for the equipment, it is recommended that Council authorize the sale of the equipment to them for the amount specified (\$1,800.00 plus tax or a total of \$1,917.00).

20b. Award of Contract - To Furnish Miscellaneous PVC Pipe, Fittings and Sprinkler Hardware for Sprinkler Systems at La Romeria and Torrance Parks.
REF: Bid No. B84-62
EXPENDITURE: \$5,794.37 including tax

RECOMMENDATION OF PURCHASING AGENT/DIRECTOR OF PARKS AND RECREATION:

It is recommended that Council award a contract for the required pipe and sprinkler hardware to the low bidder, TODD PIPE AND SUPPLY, of Hawthorne, CA, in the total amount of \$5,794.37 including tax.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a and 20b. His motion was seconded by Councilman Wirth, and approval was unanimous by roll call vote.

21. ADDENDUM MATTERS:

21a. Authorization to Proceed with EMERGENCY Repair Work at Spencer Sump.
EXPENDITURE: Not to exceed \$6,000.00

REQUEST FOR COUNCIL ACTION:

In accordance with Section 22.2.4 of the Torrance Municipal Code entitled "Emergencies" which provides that "The City Council may let public works contracts without advertising for bids in emergencies as set forth in Section 1450 of the City Charter", Council is requested to authorize this emergency repair work to the Spencer Sump.

Council is requested to authorize a contract award for the work to the Enterprise Gunitite Corporation (of Paramount, California) for an amount not to exceed \$6,000.00 total. Funding is available to cover this expenditure in the current Street Department budget.

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

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson announced the need for a Joint City Council/Redevelopment Agency executive session (see Page 21).

22b. City Manager Jackson commended staff for their excellent work on the matter of the Part 150 Grant application (Agenda Item 10b, Pages 6-8).

22c. Appreciation for the City of Torrance Manpower staff was expressed by City Manager Jackson -- their excellent efforts in relation to Agenda Item 14a, were praised by Mr. Jackson.

22d. It was the request of Councilman Applegate that staff forward correspondence to the Torrance Unified School District notifying them of the City's interest in exploring the possibility of purchase of the Greenwood School site. Mayor Armstrong voiced concurrence with this request, directing further that staff return in a timely manner with a report of various options available to the City.

22e. Wishes for a **HAPPY THANKSGIVING** to City Clerk Donna Babb and all were extended by Councilman Applegate.

22f. Councilwoman Geissert reported on her recent experiences in Kashiwa, Japan.

22g. It was the request of Councilman Wirth that staff investigate the City's policy regarding community organization use of City facilities, with a report back to the Council.

22h. Councilman Wirth requested that staff provide an update on the naming of 223rd Street from Crenshaw to Madrona.

* * *

The City Council/Redevelopment Agency having remained in Joint Session since the hour of 6:57 p.m. (see Page 11), the Council/Agency now recessed to Executive Session to consider matters of litigation, the hour being 9:47 p.m.

At 10:25 p.m., the Agency/Council returned, and the following Council action was taken (Redevelopment Agency action is reflected in the appropriate minutes of that Body).

MOTION: Councilman Applegate moved that the City Council approve the Agreement of Compromise and Mutual and General Release dated November 20, 1984, between the City of Torrance, the Redevelopment Agency of the City of Torrance, and Walter J. Egan. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

It was the request of Mayor Armstrong that the record indicate that the above action includes the appropriation of \$27,000 from Eastside Industrial Redevelopment Project funds in settlement of the Egan property matter.

* * *

At 10:28 p.m., the meeting of the City Council/Redevelopment Agency of the City of Torrance was adjourned to November 27, 1984; a 7:00 p.m. meeting.

Council adjournment was dedicated to the memories of:

Mrs. Glenna Willett
Mrs. Sally Jackson
Mr. Bob Haggard.

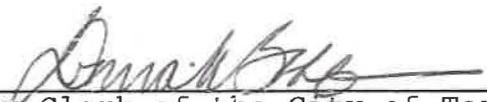
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Peggy Laverty
Minute Secretary

21.

City Council
November 20, 1984


Mayor of the City of Torrance


City Clerk of the City of Torrance