

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

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Adjournment was at 9:25 p.m.

Peggy Laverty  
Minute Secretary

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

December 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, December 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:

Mr. Don Lee led in the salute to the flag.

4. INVOCATION:

Ms. Betty Clingenpeel of the Salvation Army, Torrance Corps, provided the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved for adoption of the minutes of October 30, 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 carried unanimously by roll call vote.

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee: Met this date

Subject: Carnival Fees and Long-Range Budget Plans.

Planning and Community Design: December 20 - 4:30 p.m.

Subject: Hillside Ordinance

Citizen Development and Enrichment: December 5 - 4:00 p.m.

Subject: Grants.

8. COMMUNITY MATTERS:

8a. Resolution Recognizing and Commending Supervisor Dana.

RESOLUTION NO. 84-320

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF TORRANCE RECOGNIZING  
AND COMMENDING LOS ANGELES COUNTY  
SUPERVISOR DEANE DANA AS RECIPIENT  
OF THE DISTINGUISHED EAGLE SCOUT  
AWARD

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-320. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. Resolution re Airport Touch and Go Moratorium Study.  
Ordinance Extending Touch and Go Moratorium.

RECOMMENDATION OF DEPARTMENTS OF TRANSPORTATION AND BUILDING  
AND SAFETY:

That your Honorable Body approve the Resolution noted as "C" awarding a contract for consulting services to Wyle

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Laboratories and the attached Ordinance noted as "A" extending the Touch and Go Moratorium to February 26, 1985 to allow time for the Airport Commission and your Honorable Body to determine the impact the moratorium has had on residents, airport users and fixed base operators.

Referencing the proposed contract between the City of Torrance and Wyle Laboratories for touch and go moratorium study work, Councilman Wirth indicated concerns regarding the survey of residents as to the effects of the touch and go moratorium on them; areas to be surveyed; who will be surveyed and how; etc. Mr. Wirth stressed the importance of accuracy and requested that the matter of the survey be referred back to staff for further clarification of details.

Councilwoman Geissert concurred, noting further that this would provide an opportunity for submittal to the Airport Commission for input and comments.

Audience comments were then invited by Mayor Armstrong.

Mr. Bernie Hollander, 22959B Nadine Circle, concurred with Councilman Wirth's concerns regarding the survey, particularly as related to the "random sampling" of residents regarding touch and goes. Praising the moratorium, Mr. Hollander suggested that the ban on weekend touch and go activity be made permanent at this time, or, failing that, the moratorium be extended for a longer period of time than is proposed under Ordinance "A" in order to permit adequate study.

A member of the City of Torrance Airport Commission, Mr. George Drale, 4202A Redondo Beach Boulevard, requested that the subject item be submitted to the Commission for their opinion and advice.

Correspondence, of record, from the Southwood Riviera Homeowners Association dated December 4, 1984, requesting a permanent ban on touch and go operations, was read aloud by Mr. Al Kopec, 22939 Adolph Avenue.

Mr. Frank Allen, 4118 Via Lado, speaking for the Torrance Area Pilots Association, voiced opposition to any extension of the present moratorium.

There being no further audience comments at this time, Council discussion ensued.

As a matter of information City Manager Jackson pointed out that a decision to defer the question of the survey could, in effect, require an extension of the moratorium.

Councilman Wirth inquired about the possibility of holding the entire matter, including the technical study, for submittal to

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the Airport Commission. City Manager Jackson expressed concurrence with such action; however, again pointed out the likelihood that an extension to the moratorium would be required concurrent with any further delays incurred.

Councilman Applegate directed his comments to the importance of an unbiased, valid survey. Mr. Applegate indicated his opposition to any extension of the moratorium, noting that he had opposed its original extension because of the addition, at that time and without prior notice, of the Saturday prohibitions. Councilman Applegate stated that he would not, at this time, vote to continue action which he originally felt was in error.

MOTION: Councilman Wirth moved to refer the entire package to the Airport Commission. His motion was seconded by Councilwoman Geissert.

Prior to roll call vote, Mayor Armstrong reaffirmed that such action could result in the necessity to extend the moratorium.

Mr. C.L. Workman, 1858 263rd Street, Lomita, inquired as to Lomita and Harbor City being included in the survey. Mayor Armstrong responded affirmatively.

Mr. Michael Bedinger, 4011 West 232nd Street, voiced his concerns regarding the recording of names of those individuals taking part in the survey -- Mr. Bedinger would deem the recording of addresses appropriate; not names. This was a point worthy of consideration, per Mayor Armstrong.

Roll call vote on the above motion to refer the matter to the Airport Commission was unanimously favorable.

Mr. Jack LeResche, 3634 West 228th Street, then approached the podium and inquired if there were sufficient time for the matter to be considered by the Airport Commission and returned to the City Council for action prior to the expiration of the current moratorium.

The following action was then taken.

MOTION: Councilman Wirth moved that the City Council adopt Ordinance "B", which will extend the moratorium until April 4, 1985. His motion, seconded by Councilman Mock, carried as is indicated below:

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

NOES: COUNCILMEMBERS: Applegate and Mayor Armstrong.

Ordinance "B"ORDINANCE NO. 3127

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 51.5.5 AND 51.5.6 OF THE TORRANCE MUNICIPAL CODE PROHIBITING TOUCH AND GO OPERATIONS, STOP AND GO OPERATIONS AND LOW APPROACHES ON THE TORRANCE MUNICIPAL AIRPORT ON SATURDAYS, SUNDAYS AND CERTAIN HOLIDAYS

MOTION: Councilman Wirth moved for approval of Ordinance No. 3127, at its first reading. His motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate and Mayor Armstrong.

Mayor Armstrong stated that his above negative vote is because he does not want the matter clouded in going to the Commission. He would have supported Ordinance "A" and the Staff recommendation which would have extended the moratorium to February 26, 1985, and then would have supported a request for further extension if needed. The Mayor stressed his intention that the Airport Commission understand that this matter comes to them "unfettered and unbridled" and they can review it in its entirety prior to its return to the Council. This is a search for evidence, per Mayor Armstrong, and his vote was a "procedural NO."

\* \* \*

- 10b. Expiration of John Jones' Lease - appeal of administrative denial of request for lease extension by Mr. Jones.

STAFF RECOMMENDATION:

Staff feels the benefits derived from allowing the hangars to revert to the City would be more control of who and what occupies each unit, increased revenues, and adherence to our 825 limit.

The Department of Transportation recommends Your Honorable Body deny John Jones' request to extend his lease agreement for 30 hangars. Additionally, the Department recommends that Council establish a general policy that, as ground leases expire, all hangars revert to the City.

AIRPORT COMMISSION RECOMMENDATION:

The Airport Commission recommends that the Land Management Team be instructed to negotiate a new lease with Mr. Jones, for a one-year period.

Director of Transportation Horkay noted that, if Council agrees with the one-year extension as requested by Mr. Jones, staff would then concur with the Airport Commission that the matter be referred back to the Land Management Team for negotiation of a new lease.

City Attorney Remelmeyer advised that this matter has been referred to the Council as a matter of policy -- in this particular lease, as with others, the hangars, even though constructed by the lessee, revert to the City at the expiration of the time period as a matter of contract law. The only question, per Mr. Remelmeyer, is whether the City is going to adopt a policy of releasing that property to the lessee; however, that policy decision does not have to be made at this time -- a decision as to this particular lease is the question now under consideration.

Councilman Applegate expressed some concern as to the status of current tenants under such lease arrangements, and was informed by Director of Transportation Horkay that existing tenants' rights to remain in the hangars would be protected.

Mrs. John M. Jones, 28950 Crest Ridge Road, Rancho Palos Verdes, speaking for Mr. Jones, reviewed the history of the subject leasehold and pointed out that there are 24 hangars under consideration, rather than 30, as indicated in the staff material. In urging favorable consideration of the requested lease extension, Mrs. Jones questioned the possible motivation behind City "control" of hangar leaseholds and indicated their willingness, should the

subject request be approved, to adjust rents to appropriately compensate for desired revenue increases for the City. Council approval was requested by this speaker.

Mayor Armstrong responded, pointing out the City's desire for control to the extent of serving the public interest -- the continued operation of the Airport as a vital resource is in the public interest, per the Mayor.

While acknowledging his concern for the present tenants, Councilman Applegate nevertheless noted the need of the City to provide a vehicle whereby individuals on a waiting list for available tiedown space might be accommodated when vacancies do occur. It was Mr. Applegate's firm position that, under no circumstances would he see an alternative to renegotiating the land lease without acknowledging the fact that the City has ownership of the hangars.

The following was then offered.

MOTION: Councilman Wirth moved to concur with the staff recommendation for denial of the lease extension. His motion was seconded by Councilman Mock.

Prior to roll call vote, Ms. Lena Harlan, 2325 Via Olivera, Palos Verdes Estates, approached the podium and related her concerns regarding terms of her particular hangar lease at the Torrance Airport, expiration of which will be in 14 years. Mayor Armstrong recommended that Ms. Harlan meet with staff to pursue her lines of specific concern.

The possibility of considering longer than month-to-month lease negotiations in such cases was suggested by Councilman Applegate, and it was directed by Mayor Armstrong that this point be pursued and brought back to the Council.

Roll call vote on Councilman Wirth's above motion for denial of the requested lease extension proved unanimously favorable.

\* \* \*

At 6:40 p.m. all present were treated to a visit by Mr. S. Claus, who extended sincere wishes for a very MERRY CHRISTMAS to all!

\* \* \*

10c. Resolution Authorizing Acceptance of a California Airport Aid Program Grant.

RECOMMENDATION:

The Department of Transportation recommends that your Honorable Body:

- 1) Adopt the attached Resolution authorizing the acceptance of a grant in the amount of \$183,400 under the California Airport Aid Program for the purpose of runway resurfacing.
- 2) Appropriate \$15,000 out of Airport Funds for the preparation of construction plans and specification.

RESOLUTION NO. 84-321

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF AN ALLOCATION OF A GRANT IN THE AMOUNT OF \$183,400 UNDER THE CALIFORNIA AID TO AIRPORTS PROGRAM FOR RESURFACING THE MAIN RUNWAY AT THE AIRPORT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-321. Her motion was seconded by Councilman Nakano, and roll call vote proved unanimously favorable.

MOTION: Councilman Wirth moved to appropriate the necessary funds as recommended by staff. His motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

\* \* \*

At 6:41, a 10-minute recess was called by the Mayor.

\* \* \*

10d. Treasury Drive Traffic Controls.

Options recommended for consideration, as well as staff recommendations, were noted as follows:

OPTIONS:

Your Honorable Body may wish to consider these additional traffic control options:

1. Remove the diverters and open Treasury Drive for continuous north/south flow north of Mervyn's. Stop sign control may or may not be installed at the two intersections with internal roadways. Note: All internal roadways form T-intersections with Treasury Drive. This would restore Treasury Drive to its original condition.
2. Close Treasury Drive at the two intersections with east-west internal roadways between Mervyn's and the northerly property line. This option would make Treasury Drive a discontinuous north-south roadway. Should Pacific Development so choose the parking lot could be rearranged at their cost. Thirteen parallel parking stalls could be installed on the unused portions of Treasury Drive without disturbing the present parking lot arrangement. A Police Department sketch showing Treasury Drive closed with extended planters or curbs is attached. If your Honorable Body elects this option, the Department of Transportation wishes to point out that no stop signs would be required as there would be no conflicts and that only twenty-five angled parking stalls could be installed. The planters would have to be removed.
3. Install a wall or gate option across Treasury Drive at or near the northerly property line. This is similar to option 2 except that this option would not require any installation at the southerly end of the parking lot. The wall would have to extend from the westerly property line to the north-south roadway approximately 380 feet easterly, unless it were installed at the property line. The northerly stop sign could be removed as there would be no conflicts.

POLICE DEPARTMENT RECOMMENDATION:

For purposes of alternatives, the Police Department recommends the following in priority order:

1. Remove the existing diverters and allow traffic to flow north/south with stop signs at current diverter locations.

2. Extend existing planters and curbs as indicated on attached rough drawing. This would enable the Center to add approximately 40-50 parking spaces between the planters and would eliminate the use of Treasury Drive as a north/south through street. This is similar to your Option 2 and previous Alternative B-3, except it includes the use of existing driveways and would be a minimal cost item for the Center.
3. Place a wall or gate across Treasury Drive to eliminate any use as a through street. This would be a last resort if no other solution is acceptable to Council.

TRANSPORTATION AND ENGINEERING DEPARTMENTS RECOMMENDATION:

The Department of Transportation and Engineering Department recommend removing the existing diverters and installing a nighttime gate at the north end of Mervyn's.

Staff presentation was provided by Associate Transportation Engineer Vance and, following staff clarification and expansion as desired by the Council, Mayor Armstrong invited audience comments.

First to speak was Ms. Pamela McCarthy, 2618 Pacific Avenue, Manhattan Beach, an employee at the Del Amo Executive Plaza, 3878 Carson Street, who stated that employees of the Plaza use Treasury Drive extensively, finding it more convenient than utilizing Hawthorne Boulevard. A night gate was recommended by this speaker.

Mrs. Mary Archer, 21818 Ocean Avenue, advised that large trucks on Treasury Drive cause a noise problem; further, automobiles are an annoyance to the residential area all hours of the day and night.

The increase in the amount of traffic utilizing Treasury Drive since it was first opened 13 years ago was noted by Ms. Donna Spritzer, 21930 Ocean Avenue, who pointed out that 87% of the residents of Ocean Avenue signed a petition requesting the closure of Treasury Drive.

Mr. Robert Archer, 21818 Ocean Avenue, urged reduction in the total flow of traffic on Treasury Drive.

Ms. Marian Clark, address given as 2201 Ocean Avenue, submitted photographs depicting truck activity on Treasury Drive and also referenced a drainage problem in the area. It was recommended by this speaker that the parking lot be extended to the wall as a traffic diverter.

Ms. Jeanette McCarthy, 22010 Ocean Avenue, stated that she would like Treasury Drive to remain open, being more aware of traffic noise from Ocean Avenue than from Treasury Drive.

Problems with young people congregating in the area behind her home were related by Ms. Ellen Bullock, 22014 Ocean Avenue, who recommended that the service road be closed.

Mr. David Powell, #1 Corporate Plaza, Newport Beach, spoke in opposition to a nighttime gate, because of the difficulty in maintaining same.

There being no further audience input at this time, Council discussion ensued.

Councilman Walker deemed Treasury Drive a "glorified alley" which is used as a high speed route -- one which, in his opinion, is not a viable alternative to Hawthorne Boulevard. The solution, per Mr. Walker, is to close Treasury Drive, with staff to provide the specific design for closure. The following was then offered.

**MOTION:** Councilman Walker moved to concur with Police Department recommendation #2 (closure of Treasury Drive) with the design of the closure to be determined by staff. His motion was seconded by Councilwoman Geissert. (NOTE: This motion was later modified - see below).

At this time Mr. Powell returned to inquire as to the re-design of the interior parking lot, and was informed by Mayor Armstrong that the owners of the Center should work with the City in this regard.

It was Councilman Applegate's opinion that the ultimate decision as to design of the street closure should be determined by the Council, rather than staff and the owner of the property.

Councilman Walker MOVED TO SO AMEND his above motion to specify that staff will return to the Council with elements of design for the street closure. This amendment was accepted by Councilwoman Geissert as seconder of the motion, and roll call vote proved unanimously favorable.

11. POLICE AND FIRE MATTERS:

- 11a.
- Award of Contract - Computer Aided Dispatch Hardware for Police Department.

MOTION: Councilman Wirth moved to concur with the recommendation of the City Attorney to hold Agenda Item 11a. His motion was seconded by Councilman Nakano, and there being no objection, it was so ordered.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

- 13a.
- Environmental Quality and Energy Conservation Commission Annual Report.

MOTION: Councilman Applegate moved to receive and file the 1983-84 TEQECC Annual Report. His motion, seconded by Councilman Walker, carried without objection.

14. PERSONNEL MATTERS:

- 14a.
- Retitle Class Specification - Systems Supervisor to Information Systems Supervisor.

RECOMMENDATION:

The Civil Service Commission, City Management, and the Torrance Professional and Supervisory Association recommend that your Honorable Body approve the proposed retitling of the classification of Systems Supervisor to Information Systems Supervisor.

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

- 14b.
- Information Systems Documentation Technician Class Specification and Salary Range.

RESOLUTION NO. 84-322

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY TCEA AMENDING RESOLUTION 84-181.

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MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-322. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 14c. Amended Resolution for Externally Funded and Limited Tenure Employees.

RESOLUTION NO. 84-323

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE SETTING FORTH CERTAIN  
CHANGES REGARDING HOURS, WAGES AND WORKING  
CONDITIONS FOR EXTERNALLY FUNDED AND LIMITED  
TENURE EMPLOYEES AMENDING RESOLUTION  
NO. 84-240

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-323. Her motion was seconded by Councilman Wirth, and carried unanimously by roll call vote.

15. HEARINGS:

- 15a. PCR 84-3 (Mod.), 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 an 11,400 modified gross square foot three-story office building at 24439 Hawthorne Boulevard, PCR 84-3 (MOD.), ALFRED BUECHS. Planning Commission and 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.

Mr. Dan Withey, 2200 Pacific Coast Highway, Hermosa Beach, illustrated his redesign of the project in an attempt to satisfy concerns of his neighbor to the north with regard to light and air to his apartment building, and to satisfy Council concerns regarding the original design as to circulation and density. Mr. Withey advised that his neighbor, Mr. Byrd, has now withdrawn his opposition to the project (per correspondence of official record).

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

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Councilman Wirth voiced his concerns regarding an apparent trend toward redevelopment in the WALTERIA area to more intensive uses. This particular project, Mr. Wirth pointed out, extends from property line to property line at certain points; is designed with open space in a central courtyard which would tend to contribute to a cluttered look for the neighborhood; and represents height concerns because of the building being on top of the parking area. While he lauded the architect's design modifications, Councilman Wirth pointed out that the nearby area is considered, by residents, as rural, and he does not feel that Hawthorne Boulevard in WALTERIA is open to intensive development.

It was agreed by Councilwoman Geissert that this is a fragile area with well established R-1 areas immediately adjacent to the commercial zones; however, she noted the applicant's successful efforts, in his redesign, to reduce the overall density from .85 floor area ratio to .72 per acre; setback to improve light and air for the apartment building to the north; and redesign of the parking structure circulation. The following was then offered.

MOTION: Councilwoman Geissert moved to deny the appeal and approve the project for PCR 84-3 (Mod.), Alfred Buechs. Her motion was seconded by Councilman Walker, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Mock and Wirth.

15b. CUP 82-4 (Mod.), Thrifty Oil Co:

Mayor Armstrong announced that this was the time and place for the public hearing on an appeal of a Planning Commission denial of a Modification of a previously approved Conditional Use Permit to allow the inclusion of a mini-mart in an existing self-service gasoline station in the C-3 zone at 4925 Torrance Boulevard, CUP 82-4 (MOD.), THRIFTY OIL COMPANY.

Planning Commission recommends denial of the appeal and denial of the project; Planning Department recommends granting the appeal and approval of the project.

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

Representing Thrifty Oil Company was Mr. Samuel Blick, attorney, Fairbanks Ranch Plaza, Rancho Santa Fe, described their proposal to upgrade the site and add a convenience food market.

Mr. Blick noted concurrence with all conditions with the exception of the restriction of hours of operation from 7:00 a.m. to 10:00 p.m., noting that they would be willing to accept a 6-month trial period for the 24-hour operation desired. Willingness to place a security guard on site at times deemed necessary by the Council was also indicated by this speaker.

From the audience, Ms. Marjorie Frye, 5028 Torrance Boulevard, who indicated that she represents all of her neighbors on the south side of Torrance Boulevard, urged that no more 24-hour operations be approved for this area.

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

Noting his desire that neighborhood concerns be alleviated, and also noting the concurrence of the applicant, Councilman Walker offered the following:

MOTION: Councilman Walker moved to concur with the Planning Department recommendation to grant the appeal and approve the project, with conditions, setting up the hours of operation on a 24-hour schedule for a 6-month period, with the item to be automatically returned to the City Council at the end of 6 months. The motion was seconded by Councilman Applegate.

Councilman Walker clarified it to be his intent that if there is a problem during the 6-month trial period, the hours of operation would then be restricted as recommended by the Planning Commission (7:00 a.m. to 10:00 p.m.)

Councilman Wirth expressed concerns regarding the potential impact on the adjacent residential neighborhood, noting that such an operation would attract customers in addition to those purchasing gasoline, and would cause more traffic.

Councilman Wirth then offered a SUBSTITUTE MOTION for DENIAL of the appeal and concurrence with the Planning Commission recommendation. The substitute motion was seconded by Councilman Mock.

Councilwoman Geissert noted her intention to support the substitute motion because of concerns about the cumulative impact of continuing to add all-night, or late-night operations to the area.

At this time a member of the audience indicated a desire to address the Council. Councilman Walker moved to REOPEN THE HEARING. His motion was seconded by Councilman Applegate, and carried without objection.

Mr. Richard Frye, 5028 Torrance Boulevard, noted his opinion that the matter of security at the subject location as a gasoline service station (minus the mini-market facility) is "sorely lacking", and he opined that the addition of a mini-market would only make the situation worse.

Councilman Walker then moved to reclose the hearing. This motion, seconded by Councilman Applegate, carried without objection.

In response to an inquiry by Councilman Mock, Police Chief Nash advised that a 24-hour operation creates more opportunity for various types of activity, generally causing more police problems throughout the City. Chief Nash indicated his preference that this not be a 24-hour operation.

The SUBSTITUTE MOTION (concurring with the Planning Commission in denial of the appeal and denial of the project) carried as indicated below:

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

NOES: COUNCILMEMBERS: Applegate, Walker and Mayor Armstrong.

17. ADMINISTRATIVE MATTERS:

17a. Resolution re Contract for Consulting Services.

RESOLUTION NO. 84-324

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND MR. JOHN MCKINNON FOR CONSTRUCTION MANAGEMENT SERVICES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-324. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

17b. Ordinance Regulating "Dumpsters" on Public Property.

ORDINANCE NO. 3128

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, ADDING SECTION 43.4.7 TO CHAPTER 3, DIVISION 4, OF THE TORRANCE MUNICIPAL CODE TO REGULATE THE PLACEMENT, LICENSING AND REMOVAL

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OF REFUSE RECEPTACLES ON PUBLIC PROPERTY FOR  
PRIVATE COLLECTION OF REFUSE AND DEBRIS IN  
CONNECTION WITH PROJECTS OF CONSTRUCTION,  
REMODELING OR RENOVATION; AND DECLARING THE  
PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved for the adoption of Emergency Ordinance No. 3128. His motion was seconded by Councilman Mock.

Prior to roll call vote, Council discussion ensued with clarification as to the intent and terms of the ordinance set forth by City Engineer Bourbonnais and City Attorney Remelmeyer.

Audience comments were invited by the Mayor.

Mr. Jerowski, 2685 Hillside Drive, described his personal experience in renting a dumpster in recent months and related problems which developed in his neighborhood.

Concerns regarding proposed fees as set forth in the subject ordinance were related by Mr. Ray Poluzzi, 24002 Janet Lane, who expressed his opinion that no fees at all should be involved.

During an ensuing extensive Council discussion, Councilman Applegate expressed disagreement with the aspect of the inspection process pertaining to the proper placement, etc. of the dumpsters, and stated his opinion that the ordinance needs further review prior to adoption by the Council.

A SUBSTITUTE MOTION was then offered by Councilman Applegate to return Ordinance No. 3128 to the City Engineer and City Attorney for refinement. This motion DIED FOR LACK OF A SECOND.

Councilman Nakano's original motion for adoption of Emergency Ordinance No. 3128, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

\* \* \*

At 8:50 p.m., the City Council/Redevelopment Agency convened in joint session.

A Joint Executive Session was held from 8:55 p.m. to 9:06 p.m., following which Council action was taken as is reflected below.

City Attorney Remelmeyer requested that action be taken authorizing the City Attorney and City Manager to prepare the necessary documentation for the purchase of the Murray Hotel at the price agreed upon between City staff and Mr. Tollifson; directing that the Mayor and City Clerk be authorized and directed to sign those documents when they are prepared and approved by the City Attorney and the City Manager; and appropriating the necessary funds.

Mrs. Geissert SO MOVED; her motion was seconded by Mr. Applegate, and roll call vote proved unanimously favorable.

At 9:10 p.m., the Joint meeting of the City Council/Redevelopment Agency was adjourned and the City Council returned to its regular agenda.

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22. ORAL COMMUNICATIONS:

22a. City Clerk Babb recommended establishing the Council meeting of January 15, 1985, at 6:30 p.m. for Commissioner appointments. There were no objections, and it was so ordered.

22b. Councilwoman Geissert requested staff to review appropriate Code sections dealing with commercially zoned properties which abutt or share a common alley with R-1 developments, and resubmit the material to Council in this regard which was considered some two years ago. It was the further request of Mrs. Geissert that staff identify all areas in the City which fall within that category.

22c. Councilman Wirth requested information from staff regarding the status regarding construction activity at Sepulveda and Kent

22d. Councilman Wirth reported briefly on the recent convention of the National League of Cities.

22e. Mayor Armstrong requested a staff report on beautification of the south side of Pacific Coast Highway across from the Airport, as well as the west side of Calle Mayor -- both areas where R-1 homes back up to the highway.

22f. It was the suggestion of Mayor Armstrong that a "guidebook" be prepared for prospective builders in the Hillside area of the City.

22g. The Mayor announced Our Lady of Guadalupe Festival, December 8, 1984.

22h. Mr. Walter B. Lull, California Aviation Council, expressed appreciation to the Mayor, Councilmembers and staff for meeting with the CAC on October 17. Mr. Lull offered to assist in any way possible to promote better communications between members of the community and Torrance Airport users.

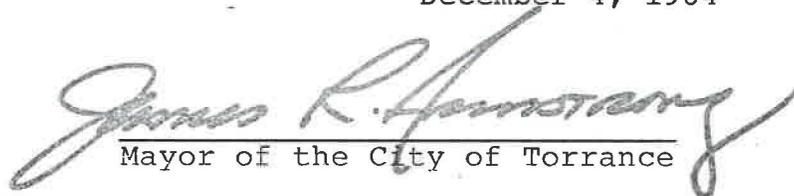
At 9:25 p.m., the meeting was adjourned to 6:00 p.m., December 11, 1984 -- a Civil Service appeal is to be heard at that early hour.

# # # # #

Peggy Laverty  
Minute Secretary

19.

City Council  
December 4, 1984

  
Mayor of the City of Torrance

  
City Clerk of the City of Torrance