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Torrance City Council - December 18, 1984

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23. ADJOURNMENT:

23a. Adjournment at 9:37 p.m. to January 8, 1985, 6:00 p.m.

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#

Peggy Laverty
Minute Secretary

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

December 18, 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 18, 1984, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Geissert, Mock, Nakano, Walker, Wirth and Mayor Armstrong. Councilman Applegate arrived at 5:35 p.m.

Absent: None.

Also present: City Manager Jackson and staff representatives.

3. FLAG SALUTE:

Management Assistant John Carroll led in the salute to the flag.

4. INVOCATION:

The Invocation for the meeting was pronounced by Mayor Armstrong.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wirth moved for adoption of the minutes of November 20, 1984, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Applegate not as yet arrived).

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6. MOTION TO WAIVE FURTHER READING:

Councilwoman Geissert 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. Her motion was seconded by Councilman Wirth, and carried unanimously by roll call vote (Councilman Applegate not as yet arrived).

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

* * *

Mayor Armstrong announced, with sadness, the passing of Dr. Robert Rupert, and requested that this meeting be adjourned in his memory.

* * *

The hour being 5:35 p.m., Councilman Applegate arrived at the meeting.

* * *

8. COMMUNITY MATTERS:8a. INTRODUCTION OF JUNIOR MISS FOR LOS ANGELES/SOUTH BAY.

Mayor Armstrong introduced Miss Kristine Cababa, Junior Miss for Los Angeles/South Bay for 1985, and presented her with a plaque in recognition of her achievement in bringing distinction to the City of Torrance.

9. LIBRARY/PARKS AND RECREATION MATTERS:9a. NORTH TORRANCE WEST LITTLE LEAGUE/COLUMBIA PARK.RECOMMENDATION OF PARKS AND RECREATION DEPARTMENT:

It is the recommendation of the Parks and Recreation Department that the North Torrance West Little League be permitted to use the two ballfields and concession facility at Columbia Park for their 1985 season and that the Director of Parks and Recreation be given authorization to develop reasonable conditions governing said use.

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PARKS AND RECREATION COMMISSION RECOMMENDATION:

The Parks and Recreation Commission concurs with the staff recommendation with emphasis that the arrangement be on a temporary non-precedent basis for the 1985 season.

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

Mr. Ed Olivas, President of the North Torrance West Little League, expressed appreciation for the above Council action.

9b. CONTRACT TO HIRE PARKIN ARCHITECTS.RESOLUTION NO. 84-330

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT WITH PARKIN ARCHITECTS FOR A FEASIBILITY STUDY OF BUILDING NO. 4 AT CHARLES WILSON PARK, FOR A SUM NOT TO EXCEED \$25,000.00

Director of Parks and Recreation Barnett requested that the above resolution be adopted subject to possible modification of terms, subject to concurrence of the City Attorney.

MOTION: Councilman Nakano moved for the adoption of Resolution No. 84-330, as modified. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:10a. TRAFFIC COMMISSION ANNUAL REPORT, 1983-84.

The following TRAFFIC COMMISSION RECOMMENDATION was incorporated in the subject Annual Report:

The Traffic Commission can better fulfill its charter and satisfy its purpose to provide the City Council recommendations regarding street and traffic improvements if the following suggestions are adopted:

1. Require that all planning actions involving traffic be reviewed by the Traffic Commission. Appropriate hearings may be conducted and experienced opinion passed on to the Council in summary fashion.

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2. Capital improvements affecting traffic should be reviewed by the Traffic Commission. The hearing-review process would probably lend insight to the Council that could alleviate some future traffic problems.
3. Require a periodic review (at least bi-annually) of the long-range circulation element of the Master Plan.

It was the request of Councilman Wirth that staff feedback be provided to the Council on the issue of traffic matters related to planning actions being submitted to the Traffic Commission.

MOTION: Councilman Walker moved to receive and file the subject report. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

Mayor Armstrong directed staff, as a Councilmanic request, to provide input on the three above listed recommendations of the Traffic Commission.

10b. APPEAL OF TWO-WAY LEFT-TURN LANE ON 182ND STREET.

Mayor Armstrong announced that this is a matter of an appeal of the Traffic Commission's recommendation for a two-way left-turn lane on 182nd Street and the parking prohibitions necessary to accommodate same.

RECOMMENDATION OF TRAFFIC COMMISSION:

The Traffic Commission recommends installation of "No Stopping Any Time" on the south side of 182nd Street from the 405 Freeway ramp to mid-block between Casimir and Purche Avenues, a distance of 1,113 feet and restriping 182nd Street for a two-way left-turn lane from the 405 Freeway ramp to Casimir Avenue.

NOTE: The Department of Transportation and the Police Department concur with the Traffic Commission's recommendation.

Following staff presentation by City Traffic Engineer Collins, Mayor Armstrong invited input from the audience.

Mr. Harry Houghton, owner of property at 2816 West 182nd Street, residence #9 Outrider Road, Rolling Hills, advised that the subject action would result in the removal of some 22 on-street parking places which are sorely needed by the apartment residents in the area -- with 58 families in the two apartment buildings, and with approximately 90 vehicles and 63 on-site spaces, Mr. Houghton stated that some residents would then have to park as much as 1/2 mile from their residence.

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Possible alternative solutions suggested by Mr. Houghton were installation of a flashing amber light in conjunction with the school and church signage, and reduction of through traffic lanes from two lanes to one in this area. It was the request of this speaker that the problem be returned to the Department of Transportation with a request that needs of the area residents be addressed. Supporting photographs were submitted to the Council.

Mr. Chet Stewart, 20341 Tomlee Avenue, Executive Director of Christ the King Lutheran Church, referenced the series of traffic accidents, including one fatality, which have occurred in this area. Safety issues were addressed by Mr. Stewart, who designated the major problem as the inability to see oncoming traffic, and requested approval of the Traffic Commission's recommendation. Photographs were submitted and, at Mr. Stewart's invitation, many members of the audience stood to indicate their support of his remarks.

Next to speak was Mr. Robert Adair, 2807 West 182nd Street, supported the recommended two-way left-turn lane, but requested that the on-street parking remain -- one-lane of traffic on 182nd Street was suggested by this speaker.

Ms. Sandy Desantos, Director of the North Torrance Pre-School, indicated concurrence with the Traffic Commission recommendation and submitted a petition (of record) supporting same, containing some 160 signatures.

Mr. Bob Seitz, 2414 West 185th Street, resident of the area and parent of a child at the pre-school, advised that his problem in entering and exiting the pre-school is one of visibility -- concurrence with the Traffic Commission's recommendation was urged.

There being no one else in the audience who wished to speak at this time, Council discussion ensued.

Noting that safety issues cannot be offset with the convenience of parking on a street and the need for a change in the way in which traffic is handled on this street, Councilman Walker offered the following --

MOTION: Councilman Walker moved to concur with the Traffic Commission's recommendation and to deny the appeal. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

Councilwoman Geissert voiced the concern of the Council with parking problems as related by Mr. Houghton, as well as safety considerations. Mrs. Geissert suggested that a partial solution might be an arrangement with the Adult School.

It was suggested by Mayor Armstrong that the matter of parking might be addressed by the appropriate Council Committee in a joint meeting with the School Board.

10c. SUPERTRUCK ACCESS ORDINANCE.

EMERGENCY ORDINANCE

ORDINANCE NO. 3129

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 12 TO CHAPTER 1, DIVISION 6, OF THE TORRANCE MUNICIPAL CODE, RELATING TO INTERSTATE TRUCKS, PROVIDING A PROCEDURE FOR THE DESIGNATION OF TERMINALS AND ACCESS ROUTES FOR SUCH TRUCKS, AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Wirth moved for the adoption of Emergency Ordinance No. 3129. His motion was seconded by Councilwoman Geissert.

At this time, City Attorney Remelmeyer advised that, since placing this item on the Council agenda, questions have been raised by some members of the trucking industry -- it was Mr. Remelmeyer's request that the above ordinance be withdrawn until the Council meeting of January 8, to allow an opportunity to address those questions.

Councilman Wirth expressed concerns regarding any delay in adoption of the ordinance, noting his understanding that the City must have something in place by January 1, 1985, in order to restrict the routes of the supertrucks within the City of Torrance.

Of an opposing opinion was Councilman Applegate, who related his understanding of the consideration at hand, the term "super-truck" denoting a truck only 6 inches wider than previously allowed which would not, in Mr. Applegate's opinion, represent a major problem were adoption of the subject ordinance to be delayed.

A SUBSTITUTE MOTION was then offered by Councilman Applegate to hold Agenda Item 10c until the City Council meeting of January 8, 1985, in order to allow desired input. This motion was seconded by Councilman Walker.

Council discussion resumed, followed by audience input from interested parties.

Mr. Skip Ford, 5615 White Court, an employee of Pittsburgh Plate Glass, 465 Crenshaw Boulevard; also Southern California

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Vice-Chairman for Traffic Distribution Committee of the California Manufacturers' Association; and Los Angeles Regional Vice-President for the Traffic Managers' Conference of California, provided information regarding supertrucks and their current use by industries. Mr. Ford recommended that the matter be held for study.

Mr. John Knuckles, 21617 Reynolds Drive, owner of a trucking company based in Long Beach, submitted copies of printed information provided by the trucking industry, and requested postponement, per the substitute motion.

Further information regarding State Legislation pertaining to supertrucks and CalTrans involvement, etc., was provided by Mr. Jack Register, 22208 Mariposa, a member of the trucking industry.

The SUBSTITUTE MOTION to hold Agenda Item 10c, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Geissert, Nakano and Wirth.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. APPEAL OF SIGN CASE S81-35, FAB INDUSTRIES:

Mayor Armstrong noted receipt of a request to WITHDRAW Agenda Item 13a, with the understanding that the matter will be rescheduled, if necessary. There were no objections, and it was so ordered.

14. PERSONNEL MATTERS:

14a. CONTRACT FOR PSYCHOLOGICAL ASSESSMENT SERVICES:

RESOLUTION NO. 84-331

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TORRANCE AUTHORIZING
THE MAYOR AND THE CITY CLERK TO
EXECUTE THAT CERTAIN AGREEMENT TO
PROVIDE PSYCHOLOGICAL ASSESSMENT
SERVICES BETWEEN THE CITY AND
DR. SUSAN SAXE-CLIFFORD

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-331. Her motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

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14b. JTPA FISCAL YEAR SUBCONTRACT FOR OUTREACH AND PROMOTIONAL SERVICES:

RECOMMENDATION OF PERSONNEL MANAGER/PRIVATE INDUSTRY COUNCIL:

It is recommended that your Honorable Body adopt the attached resolution authorizing the execution of a contract for outreach and promotional services with Ron Tepper and Associates for an amount, not to exceed \$35,000 for the period December 18, 1984 to June 30, 1985.

RESOLUTION NO. 84-332

A RESOLUTION OF THE CITY COUNCIL OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR AND THE
CITY CLERK TO EXECUTE AND ATTEST A CONTRACT
BETWEEN THE CITY OF TORRANCE AND RON TEPPER AND
ASSOCIATES, UNDER TITLE II-A AND III OF THE JOB
TRAINING PARTNERSHIP ACT

MOTION: Councilman Nakano moved for the adoption of Resolution No. 84-332. His motion was seconded by Councilman Walker.

Prior to roll call vote, Mr. Michael Matilma, Chairman of the Marketing Committee which made the above recommendation, requested that the recommendation dates be changed to read from December 18, 1984 to July 13, 1985. There were no objections.

Roll call vote for adoption of Resolution 84-332 (dates modified as indicated), proved unanimously favorable.

14c. REVISED RESOLUTION/PERS HEALTH INSURANCE PLAN:

RESOLUTION NO. 84-333

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TORRANCE ELECTING
TO BE SUBJECT TO THE PUBLIC
EMPLOYEES' MEDICAL AND HOSPITAL
CARE ACT ONLY WITH RESPECT TO
MEMBERS OF THE TORRANCE FIRE
FIGHTERS ASSOCIATION

MOTION: Councilman Walker moved for the adoption of Resolution No. 84-333. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

15. HEARINGS:15a. PP 84-36, FRANK D. NOVICK:

Mayor Armstrong announced that this was the time and place for the Continued Public Hearing on 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 84-36, FRANK D. NOVICK).

Proof of Publication was presented by City Clerk Babb and it 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 the appellant to speak.

Mr. Warren Chase, 484 Palos Verdes Boulevard, stated his opinion that the modified plans do not materially affect the objection of residents of the Village Palos Verdes complex toward the subject project, as there will be an adverse effect upon the views of a number of these units, as well as on property values.

The proponent, Mr. Frank Novick, 460 Camino de Encanto and Mr. Ron Davis, architect on the project, 2325 Palos Verdes Drive West, Palos Verdes Estates, approached the podium. Mr. Davis explained their attempts to comply with the Council's earlier request for modification of design to allow a much broader view corridor for the neighbors across the street.

Mr. Novick indicated his willingness to remove a tree on the north side of his property to further enhance the views of his neighbors. It was the strong recommendation of Mayor Armstrong that the tree be trimmed back, if at all possible, rather than destroyed. Mr. Novick agreed.

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 was unanimously favorable.

MOTION: Councilman Applegate moved to deny the appeal and to concur with the Planning Commission and Planning Department for approval of the project. His motion, seconded by Councilman Walker, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Geissert and Nakano.

Returning to the question of the tree, Mayor Armstrong indicated his appreciation of the Novicks' willingness to trim the foliage of any trees for which they have the responsibility. The Mayor noted his extreme reluctance to impose a requirement to remove what had been referred to as a 12-year old living Christmas tree -- pruning and trimming should be done if the tree can bear it as a matter of neighborly courtesy. Councilman Wirth concurred voicing his strong objection to the removal of any tree.

Councilwoman Geissert explained her NO vote in that height was the issue when this matter was last considered by the Council, and the one-foot differential now proposed has not made a sufficient difference, in her opinion.

RESOLUTION NO. 84-334

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE 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 ON PROPERTY LOCATED AT
460 CAMINO DE ENCANTO
PP 84-36: FRANK D. NOVICK

MOTION: Councilman Walker moved for the adoption of Resolution No. 84-334. His motion, seconded by Councilman Applegate, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Geissert and Nakano.

15b. VP 84-3, BON ANZA, LTD. (GARY A. WIRES, GENERAL PARTNER):

Mayor Armstrong announced that this was the time and place for City Council consideration of an appeal by the applicant of a Planning Commission denial of a Validation Permit to allow the retention of an extra unit at the Bonanza Apartments, 20501 Anza Avenue (VP 84-3, BON ANZA, LTD. [GARY A. WIRES, GENERAL PARTNER]).

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

Planning Commission and Planning Department recommend denial of the Validation Permit and denial of the appeal.

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Planning Associate Bihn confirmed, in response to a question from Mayor Armstrong, that the subject apartment complex was originally constructed with two recreation rooms, one of which (the subject of this Validation Permit request) has been converted to another unit; the other being used for storage.

The Mayor invited a representative of Bon Anza, Ltd. to speak. There was no response.

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

MOTION: Councilman Applegate moved to concur with the Planning Commission and Planning Department to deny the subject appeal and deny the project. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote, yes being for denial.

15c. ZC 84-5, CUP 84-57, THOMAS SAFRAN AND ASSOCIATES:

Mayor Armstrong announced that this was the time and place for City Council consideration of a development application filed by Thomas Safran and Associates to construct a 35-unit elderly housing project (with one manager's unit) on the Redevelopment Agency-owned property at 226th Street and Ocean Avenue (3851 - 226th Street) (ZC 84-5, CUP 84-57, THOMAS SAFRAN AND ASSOCIATES).

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

Planning Associate Bihn noted, during his presentation, that the Planning Commission and Planning Department recommend approval of the Zone Change and Conditional Use Permit, subject to conditions, further recommending that the Second Reading of the Zone Change Ordinance be held until such time as the Council is satisfied that the project will be constructed.

Mr. Thomas Safran was present to request favorable consideration.

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

MOTION: Councilman Applegate moved to concur with the Planning Department and Planning Commission recommendation as above stated. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

RESOLUTION NO. 84-335

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 35-UNIT ELDERLY HOUSING PROJECT (WITH ONE MANAGER'S UNIT) IN THE R-5 ZONE ON PROPERTY LOCATED AT 3851 - 226TH STREET
CUP 84-57: THOMAS SAFRAN AND ASSOCIATES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-335. Her motion was seconded by Councilman Walker, and roll call vote proved unanimously favorable.

ORDINANCE NO. 3130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT 3851 - 226TH STREET FROM R-3 TO R-5
ZC 84-5: THOMAS SAFRAN AND ASSOCIATES

MOTION: Councilwoman Geissert moved for the approval of Ordinance No. 3130 at its first reading. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

15d. CUP 84-58; V 84-5, THOMAS SAFRAN AND ASSOCIATES:

Mayor Armstrong announced that this was the time and place for City Council consideration of a Development Application filed by Thomas Safran and Associates to construct a Senior Citizen Housing Project on the Redevelopment Agency-Owned property at Cravens and El Prado Avenues (CUP 84-58, v 84-5, THOMAS SAFRAN AND ASSOCIATES).

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

Staff presentation was provided by Community Development Administrator Phyllis Moore, who noted the Planning Commission's recommendation for approval of Alternative B (4-story building, 78 units) and the Planning Department's recommendation for approval of Alternative A (3-story building, 56 units/1500 sq. ft. commercial).

Representing the proponent, Mr. Kurt Alyanak, described, with the aid of transparencies, the two alternatives presented.

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The proponent's presentation was concluded by Mr. Thomas Safran, who urged approval of Alternative B, the 4-story plan.

At this time Mayor Armstrong invited anyone present who opposed the use of the subject for senior citizen housing to address the Council.

Mr. Robert Hassen, 1313 Cota Avenue, was of the opinion that the subject site would better serve the interests of the community as a park. The proposal, in this speaker's opinion is the beginning of high rise buildings in the old section of Torrance and the possible elimination of the fine old houses in that area.

Mr. Bill Harper, 1428 Post Avenue, also spoke at this time, voicing opposition to the 4-story concept and its increased number of units because of the narrow streets in the area.

The Mayor invited comments regarding the two alternatives presented at this time.

Representing Olde Torrance Neighbors, Mr. Derf Fredericks, 1620 Post Avenue, indicated (per petition of record containing some 25 signatures) opposition to a 4-story building directly next door to single family homes, and requested consideration of a structure no higher than 2 stories. Mr. Fredericks stated that the proposed project will be materially detrimental to, and out of character with, the neighborhood.

Next to speak was Mr. Ursel Nolte, 5209 Paseo de Pablo, Chairman of the Torrance Senior Citizens Council, who recommended Alternative B as providing more housing at less cost -- Mr. Nolte further noted that this project would provide a nice barrier between the residential and commercial areas.

Ms. Linda Brown, 1434 Post Avenue, expressed her displeasure at the timing of the hearings on this matter (week before Thanksgiving and week before Christmas) and recommended the 3-story structure as representing less loss of privacy for the neighbors than the 4-story, and being more compatible with the neighborhood.

Speaking on behalf of the disabled of the community, Ms. Olga Thorington, 1504 Madrid, #3, addressed the great need for housing in the City of Torrance for senior citizens and the disabled.

Ms. Janet Payne, 1318 Engracia, advised that she moved into the downtown Torrance area because of its historical and traditional character -- a 4-story building would not be compatible with the neighborhood, in Ms. Payne's opinion.

Mr. John Garr(?), 1528 Post Avenue, owner of a business at 1424 Marcelina, voiced the opinion that the impact of the proposed project would be "far too negative" to the local residents. This speaker recommended, if the underlying motivation is to provide housing, that a 10-story structure be built on the site of the old Murray Hotel, rather than a 4-story building adjacent to single family homes. Maximum height at the subject location, per Mr. Garr, should be 2 stories.

The next speaker was Ms. Helen Bertram, 912 "C" Sartori, who advocated Alternative B with the 78 units because of the need. In referencing the concerns for neighborhood privacy, Mr. Bertram pointed out that there are only two houses directly behind the site. The utmost consideration should also be given to the handicapped, per Ms. Bertram.

Ms. Mary Flasic, 25610 Amber Leaf Road, President of the Beach Cities Council on Aging, favored Alternative B because of the increased number of units and the lower cost to senior citizens -- "the need is very great and the need is now."

Speaking for a group of senior citizens living in a mobile home park, Ms. Fay Fairhar, 5500 Torrance Boulevard, advised that their park has been sold and they will be forced to find alternative housing by May 15. In her opinion, the senior citizens are being pushed out, and she would recommend the 4-story proposal.

Mr. Cornelius Cramer, 22413 Ocean Avenue, speaking on behalf of senior citizens and handicapped of the City of Torrance, stated that he would personally be very grateful and thankful if he could live in a project such as is being proposed, and noted that the long waiting list is proof of the urgent need for this kind of low cost housing.

Mr. Lawrence Gitschier, 1503 Acacia, urged approval of Alternative B, noting that the 78 units will represent lower rents.

Dr. John McClure, 1418 Post Avenue, adjacent to the subject project, stated that while he would welcome a project for seniors, he would not desire a 4-story structure adjacent to his property. It was Dr. McClure's opinion that design alternatives other than the two under consideration might have been proposed.

Drawings of a senior citizen housing concept which has been adopted in Ventura, were submitted by Mr. Jack Roberts, 1741 Martina Avenue, who read aloud a prepared statement describing the concept.

A resident of the JCI Garden Apartments, Mr. Louis Hanniwald, 2000 West 162nd Street, noted that neighborhood objections to this senior citizen/handicapped facility have proven unfounded -- JCI unit residents and neighbors are residing in harmony.

Mr. Del Thompson, 1447 El Prado, voiced opposition to the 4-story structure because of the population density that occurs when all hotels in the Downtown area have two to five people living in each room. Per Mr. Thompson, the 78 units won't cure the housing needs for senior citizens and might prove detrimental to property values and the parking situation.

Ms. Mary Perry, 1414 Cravens Avenue, owner of 16 units across the street from the proposed building, indicated approval of the 4-story structure, and also inquired regarding a future parking commitment in the Downtown area. Mayor Armstrong requested that staff discuss long-range parking plans with Ms. Perry.

At this time, Mr. Safran returned and submitted correspondence from Sylvia Reeves, 1417 El Prado, owner of the residential property adjacent to the subject site. This correspondence, of record, indicated concurrence with the 4-story proposal, and requested that the following conditions be imposed:

- a. A six-foot high decorative masonry wall be constructed on the property line between the new development and the Reeves parcel.
- b. That 20-foot trees be planted every 20 feet to protect the privacy of her property.
- c. That any and all damage done to her landscaping, house or garage extension be repaired during the construction period.

Mr. Safran responded to some of the concerns voiced at this meeting regarding the impact of a 4-story structure on the surrounding properties; parking provisions; etc. and strongly urged approval of Alternative B.

Councilman Walker moved to close the hearing. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

At this time Mr. Thompson, a previous speaker, indicated a desire to return to the podium, whereupon Councilman Applegate moved to reopen the hearing; seconded by Councilwoman Geissert, and carried without objection.

Mr. Thompson stated that he wanted it clearly understood that the residents do want senior housing; however, they would rather not have a 4-story unit.

The hearing was again closed upon a motion by Councilman Applegate; seconded by Councilwoman Geissert, and carried without objection.

At the request of Councilwoman Geissert, Planning Associate Bihn provided clarification regarding allowable height and parking parameters for construction of a commercial/office use on the subject C-1 zoned parcel.

Councilman Walker noted that during the Council's original selection of a developer for this site, he had inquired regarding the possibility of modifying the plan submitted (Alternative A) to eliminate the commercial use and increase the number of residential units. This has been accomplished in Alternative B, per Mr. Walker, with an increase of only 9 feet in height -- this is the right project, in the right place, with tremendous community need. The following motion was then offered.

MOTION: Councilman Walker moved that Council approve Alternative B. His motion was seconded by Councilwoman Geissert.

Discussion followed.

Councilman Applegate pointed out that if the subject City-owned parcel were not developed as senior housing it would be used as a parking lot, thus, any consideration of C-1 development standards would not be apropos, in his opinion -- the City is willing to give up some parking as a tradeoff for senior housing. Reiterating his statement during the developer selection process that he would not favor a 4-story building, Councilman Applegate stated his opinion that the entire integrity of Downtown Torrance does not have to be sacrificed for the sake of having more units or a \$30.00 per month reduction in rents.

Noting his opinion that the 3-story proposal (Alternative A) is designed in such a way as to mitigate the overall height and to maximize most of the desired features, Mr. Applegate stated that Alternative A warrants his support as the best proposal for Downtown Torrance.

A SUBSTITUTE MOTION was then offered by Councilman Applegate to concur with the Planning Department in approval of Alternative A. This motion DIED FOR LACK OF A SECOND.

Confirming his continued concerns relative to overdevelopment, Councilman Wirth, nevertheless, indicated his support of the 4-story alternative in that a residence for seniors does not create the same problems as would a building of the same size committed to another use; e.g. traffic generated by a senior citizen facility would tend to be less.

Councilwoman Geissert expressed regret that the 78 units could not have been contained in 3 stories and also that this worthy project is being implemented in an atmosphere of controversy. Mrs. Geissert stated that her vote for the 4-story option has as much to do as anything with the compelling need for housing for the elderly.

Continuing, Mrs. Geissert stated her opinion that this project is tastefully designed and will not only provide desperately needed housing for 78 senior citizen households, it will also contribute greatly to the revitalization which is taking hold in Downtown Torrance. Because a number of senior residents will not regularly use automobiles, they will tend to shop at the convenience shopping centers in the area -- further, the site is ideally located across the street from the Bartlett Center and is within walking distance from the Social Security Office, etc.

Mayor Armstrong related his sincere desire that this project be right from all aspects, it being his opinion that Alternative B will answer the need without overcrowding the available land.

The motion approving Alternative B carried by way of the following roll call vote (later motion for unanimous ballot).

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

NOES: COUNCILMEMBERS: Applegate.

Noting his desire to indicate his support for the senior housing project, Councilman Applegate **MOVED FOR UNANIMOUS BALLOT.** This motion, seconded by Councilman Mock, carried without objection.

Councilman Applegate stated that his original negative vote was to indicate his support of the neighbors and also because, in his opinion, the height limitation as originally considered (Alternative A) was appropriate.

Mayor Armstrong stated that, in his opinion, the important thing is that, with one or two exceptions, the people of this community agreed that this was a worthy use of the land -- the differences were over the question of whether it was to be a 4-story unit or less. The Mayor stated his conviction that the developers and the City will do everything they can to ensure that the fears expressed do not come about -- to ensure that there is more than adequate landscaping to protect the neighbors to the north -- to ensure that there is more than adequate opportunity for traffic relief. It is the general intent, per Mayor Armstrong, that the maximum degree of protection possible be afforded.

At this time the developer, Mr. Safran returned, indicating his commitment to fulfill the conditions requested in the correspondence from the neighboring property owner, Mrs. Reeves (Page 15 of these minutes); to work with all neighbors, City staff and the community to come up with a development that will be a credit

to the community and meet the concerns and needs of its citizens; and to pay tribute to the late Leo Coleman by using his name in some manner in the project. Mr. Safran also announced their commitment to giving Torrance residents preferential consideration as residents of the project.

RESOLUTION NO. 84-336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 78-UNIT SENIOR CITIZEN HOUSING PROJECT IN THE COMMERCIAL SECTOR OF THE DOWNTOWN REDEVELOPMENT AREA ON PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CRAVENS AND EL PRADO AVENUES

CUP 84-58: THOMAS SAFRAN AND ASSOCIATES

MOTION: Councilman Walker moved for the adoption of Resolution No. 84-336. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

RESOLUTION NO. 84-337

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF A 78-UNIT, 4-STORY SENIOR CITIZEN HOUSING PROJECT IN THE COMMERCIAL SECTOR OF THE DOWNTOWN REDEVELOPMENT AREA ON CRAVENS AVENUE BETWEEN POST AND EL PRADO AVENUES

V 84-5: THOMAS SAFRAN AND ASSOCIATES

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 84-337. Her motion, seconded by Councilman Walker, carried unanimously by roll call vote.

* * *

At 8:25 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance, adjourning as the Agency at 8:28 p.m., at which time a brief recess was called. The regular order of City Council business was resumed at 8:35 p.m.

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17. ADMINISTRATIVE MATTERS:17a. FIRST QUARTER BUDGET REVIEW - FY 1984-85:RECOMMENDATION OF COUNCIL FINANCE AND GOVERNMENTAL OPERATIONS COMMITTEE:

The Committee recommends retention of all reserves at current levels and no program additions.

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

17b. EXECUTIVE SESSION REGARDING LITIGATION:

See Pages 23 and 24.

20. CONSENT CALENDAR:20a. AWARD OF CONTRACT - Purchase of Videocassette Changer
Total Expenditure: \$10,597.00 (including tax)RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR/BUYER:

Insofar as the purchase of the Broadcaster I Automatic Videocassette Changer is essential for the Automatic Playback of tapes on the City's Communications Channel and the funds for the unit are available from the Group W equipment grants, it is therefore recommended that your Honorable Body authorize the purchase of one Broadcaster I and award a contract to Channelmatic, Inc. of Alpine, California, the sole source of supply, in the total amount of \$10,597.00 (including tax).

20b. AWARD OF CONTRACT - Purchase of Five (5) Transit Coaches
equipped for handicapped patrons with air conditioning.
REF. BID NO. B84-59
FUNDING: Urban Mass Transportation
Federal Grant - FY82-83
Section 9A
EXPENDITURE: \$706,377.65RECOMMENDATION OF PURCHASING AGENT/TRANSIT MANAGER:

It is recommended that inasmuch as the Low Bid submitted by the Bus Industries of America Company for their "Orion" bus does comply with our Bid Specification; and the quality of the bus has been determined by staff to be very good;

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it is staff's recommendation that Council accept their low bid and authorize the awarding a contract for the purchase of five (5) thirty foot Orion buses to them for the total amount of \$703,432.65 including tax.

And for Council to authorize the purchase of the two-year extended warranty coverage on both engines and transmissions in the amount of \$589.00 per coach (\$2945.00 total).

- 20c. AWARD OF CONTRACT - to Furnish and Install Budgeted-Replacement Carpet -
 - Re: 1. Civic Center Library (2nd floor only)
 - 2. Southeast Torrance Library
 - 3. Specific peripheral areas around City Hall Council Chambers.

REF BID #B84-64
EXPENDITURE: \$64,051.53

RECOMMENDATION OF PURCHASING AGENT/CITY MANAGER/CITY LIBRARIAN:

It is recommended that Council accept the LOW BID submitted by Custom Floors, Inc. to provide and install the requested carpet and for Council to authorize the award of a contract to them for the required carpet and work (plus, to provide the requested extra carpet) in the total amount of \$64,051.53 including tax.

- 20d. COUNCIL AUTHORIZATION - Lease of one (1) replacement used administrative car.

EXPENDITURE: \$10,067.14

RECOMMENDATION OF PURCHASING AGENT/POLICE CHIEF:

It is staff's recommendation that Council authorize:

- 1. The City Treasurer to proceed with the selection of a financial institution to outright purchase the vehicle for the purpose of leasing the vehicle back to the City for a period of three (3) years at the most optimum interest rate he can secure;
- 2. The City to accept the price for the 1984 Oldsmobile (as offered by Peyton Oldsmobile at \$18,136.00 plus tax)

3. The trade-in of the Police Chief's existing 1982 Buick, City Unit #7242 with that trade-in amount to apply towards the purchase/lease amount for the replacement Oldsmobile.

FUNDING:

Adequate funds are available in the Equipment Revolving Fund to cover the lease payments for the replacement Oldsmobile.

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 Manager Jackson extended best wishes for a MERRY HOLIDAY SEASON AND HAPPY NEW YEAR to all! Mr. Jackson was joined in these good wishes by all present.

22b. City Manager Jackson announced that this was the last Council meeting to be attended by Management Assistant John Carroll as an employee of the City, Mr. Carroll having accepted a position at Little Company of Mary Hospital.

22c. Management Assistant John Carroll, in the Spirit of this Holiday Season, read the following into the record:

Staff has learned that a jolly old gentleman has applied for a waiver of several permits required for business in Torrance. He may come before your Honorable Body to request the following:

1. A waiver of a parade permit for one sled and eight tiny reindeer. (Ordinance 37.1.1)
2. The use of air rights (F.A.A. should be contacted) and waiving of the touch and go ordinance (51.5.1)
3. Waiving the ordinance on allowing only three adult domestic animals per household.
4. Waiving the Breaking and Entering Violation (Penal code).

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5. Granting a free license for a non-profit organization (31.6.5).
6. Waiving the Pooper-Scooper regulation (41.17).
7. Waiving of the noise violation due to Jingle Bells (46.8.8).
8. Waive weight limitation allowed on rooftops (51.3.10).
9. Waive view blockage on Hillside Rooftops (91.41.2).

Additionally, the applicant, one Mr. S. Claus, has been directed to the Coastal Commission for clearance over the ocean, D.M.V. for valid sled registration, Department of Health and Welfare to ensure his elves are receiving minimum wage and the Air Quality Commission to ensure a safe and clear sleigh ride.

If Mr. Claus were required to obtain the necessary permits, he would not be able to start his business until June 8, 1986.

Staff feels that Mr. Claus has shown good faith in his previous business endeavors and his business would be welcomed by the community as a whole. Staff recommends a waiving of fees and permits as required.

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

22d. Councilwoman Geissert noted information in the October 25 Federal Register regarding a comment period on a proposed change in the FAA's regulations for regulating General Aviation Airports. Mrs. Geissert requested that the Council concur in forwarding comments prior to December 24, the end of the comment period. Councilwoman Geissert SO MOVED; seconded by Councilman Wirth, and carried without objection.

22e. Councilman Wirth requested information regarding tax changes on Mortgage Revenue Bonds so that possible Council concerns might be appropriately indicated.

22f. Mr. Norman Kotch, 17104 Casimir, spoke in favor of governmental assistance to senior citizens.

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22g. Each Councilmember expressed sincere appreciation for John Carroll's many and varied contributions to the City -- his talents as Management Assistant will be sorely missed. Best wishes to John for a successful, happy future.

22h. Every good wish for a **HAPPY HOLIDAY SEASON** was expressed by each member of the Council.

* * *

At 8:50 p.m., the Council returned to --

17b. EXECUTIVE SESSION:

At 8:50 p.m., the Council recessed to Executive Session on matters of possible litigation, returning at 9:25 p.m., to note the following:

Regarding the Park Del Amo Project, City Attorney Remelmeyer requested that the Council pass a motion based on the following recommendations:

1. That the City Council hereby authorizes the payment of \$1,514,000 to Torrance Investment Company and Santa Fe Properties and/or other owners of the Madrona Marsh property from approved State Grant Funds.
2. That the City Attorney is hereby authorized to deliver a check for said sum to said land owners when he has received the deed(s) or other instrument conveying to the City title to the Marsh, and he has approved the language thereof as being in conformance with the Park Del Amo Development Agreement.
3. However, if the language of the deed is not in such conformance, the City Attorney is hereby authorized to commence an action in court to enjoin the Park Del Amo Project from proceeding further until such deed has been delivered in the required form.

MOTION: Councilwoman Geissert moved to concur with the City Attorney's above stated recommendations and to authorize him to use his discretion as outlined. Her motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

* * *

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The following public statement was then entered into the record by City Attorney Remelmeyer regarding the SOAR lawsuit filed by Mr. Clark Garen and SOAR against Mr. Frank Schilling and thousands of Doe Homeowners in the City.

OPEN LETTER TO TORRANCE HOMEOWNERS:

Certain homeowners who live in the vicinity of the Torrance Airport may have been served with a lawsuit and a letter concerning the City's noise regulations involving the Torrance Municipal Airport. The lawsuit has been brought in the Superior Court by the Save Our Airport from Restrictions Committee, called SOAR, and Mr. Clark Garen. I believe the lawsuit is without merit, but each homeowner served with the lawsuit must file a legal response within thirty (30) days after being served in order to protect his or her rights.

In order to file his or her response, each homeowner who has been served should consult an attorney. The City is not a party to this lawsuit and therefore, cannot furnish legal representation to the homeowners. However, Mr. Peter Lacombe, a well-known Torrance attorney, has volunteered to represent the homeowner defendants free of charge. There may be other attorneys who may make themselves available in the future to help the homeowners on such a basis. Of course, any homeowner defendant is entitled to be represented by another attorney of his or her own choosing..

Although the City is not a defendant in the homeowners' lawsuit, which lawsuit has been filed in the State Court, it is a defendant in another lawsuit of a similar nature filed by SOAR and Mr. Clark Garen in the Federal Court. The City intends to take action within its power legally to assist those homeowners who have been made defendants in the State Court suit. If an affected homeowner has any questions in this matter, he should consult with his own attorney, or he may wish to call Mr. Lacombe. A representative of my office will be available during office hours to answer those questions as best we can.

(Telephone numbers of the Torrance City Attorney's office and Mr. Lacombe's office were then provided.)

/s/ Stanley E. Remelmeyer
City Attorney

Cable television and newspaper coverage of the foregoing was encouraged by the Council -- the possibility of a box paid advertisement in the press, inclusive of telephone numbers, will be looked into by the City Attorney.

23. ADJOURNMENT:

23a. Due to the dates on which the holidays fall this year, it was noted that the Council will be "dark" the next two consecutive Tuesdays, December 25, 1984, and January 1, 1985. At 9:37 p.m., Councilman Applegate MOVED to adjourn to January 8, 1985, 6:00 p.m., for an executive session on personnel matters. His motion, seconded by Councilwoman Geissert, carried without objection.

Adjournment was dedicated to the memory of Dr. Robert Rupert.

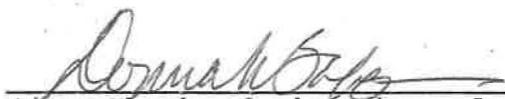
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Peggy Laverty
Minute Secretary

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Mayor of the City of Torrance


City Clerk of the City of Torrance