

I N D E X

Torrance City Council - May 27, 1986

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Adjournment at 12:00 Midnight.

# # # # #

Peggy Laverty  
Minute Secretary

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, May 27, 1986, at 7:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

Also present: City Manager Jackson, City Attorney Remelmeyer, and Staff representatives.

3. FLAG SALUTE AND INVOCATION:

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

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

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved to approve the City Council minutes of May 6, 1986, as recorded. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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5. 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. His motion was seconded by Councilman Walker, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

15b. EA 86-6, SOUTHERN CALIFORNIA GAS COMPANY: Request submitted by applicant to continue this matter to a later date -- see Pages 8 and 9 for consideration and action taken.

7. COUNCIL COMMITTEE MEETINGS:PUBLIC SAFETY COMMITTEE:

Met this date. Report to be forthcoming.

CITIZEN DEVELOPMENT & ENRICHMENT COMMITTEE:

To meet in joint session with two members of the Board of Education on Wednesday, May 28, 1986, 4:00 p.m.

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming May 31, 1986, as "U.S.-Japan Rugby Football Day."

SO PROCLAIMED BY MAYOR GEISSERT.

8b. RESOLUTION of Appreciation to Dottie Ton:

RESOLUTION NO. 86-100

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS APPRECIATION TO DOTTIE TON FOR HER MANY OUTSTANDING CONTRIBUTIONS TO THE TORRANCE-SOUTH BAY AREA FAMILY YMCA

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MOTION: Councilman Nakano moved for adoption of Resolution No. 86-100. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

8c. RESOLUTION of Commendation for Edward J. Mautz:

RESOLUTION NO. 86-101

RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE COMMENDING EDWARD J. MAUTZ  
UPON SERVING AS SCOUTMASTER OF TROOP 211  
FOR THE PAST SEVEN YEARS

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-101. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

8d. RESOLUTION of Commendation for Supervisor Deane Dana:

RESOLUTION NO. 86-102

RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE COMMENDING SUPERVISOR DEANE DANA  
UPON BEING THE RECIPIENT OF THE ANTI-  
DEFAMATION LEAGUE'S TORCH OF LIBERTY AWARD

MOTION: Councilman Nakano moved to adopt Resolution No. 86-102. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Considered next out of order --

17d. TRANSFER OF TORRANCE CABLE TELEVISION FRANCHISE:

Mayor Geissert invited a representative of Group W Cable to address the Council on this item.

Mr. Peter Lacombe, 3848 Carson Street, requested that the Mayor call a brief recess at this time in order to allow the various representatives to meet regarding the proposed transfer.

\* \* \*

At 7:15 p.m., Mayor Geissert ordered a brief recess. The Council reconvened at 7:33 p.m. and the following procedure took place.

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City Attorney Remelmeyer advised that the consortium and Group W Cable are requesting a continuance of Agenda Item 17d, to June 10, 1986, 7:00 p.m., in order to allow for a possible compromise to be reached. Councilman Applegate SO MOVED. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

The Council now returned to --

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LEASE OF WATER RIGHTS:

RESOLUTION NO. 86-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A WATER RIGHT LICENSE AND AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE COUNTY SANITATION DISTRICT NO. 2 OF LOS ANGELES COUNTY FOR LEASING 115.0 ACRE- FEET OF WATER RIGHTS ADJUDICATED TO THE COUNTY SANITATION DISTRICT NO. 2

MOTION: Councilman Nakano moved to adopt Resolution No. 86-103. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. CONTRACT FOR ENVIRONMENTAL IMPACT REPORT -- EA 86-5, CUP 86-15, D 86-5, OXFORD PROPERTIES INC.

At the request of Mayor Geissert, Planning Associate Woodward reviewed the procedure involved in processing the subject Environmental Impact Report.

City Clerk Wilson then assigned a number and read title to the following --

RESOLUTION NO. 86-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND ENVIRONMENTAL PERSPECTIVES FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

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MOTION: Councilman Nakano moved for adoption of Resolution No. 86-104. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

15. HEARINGS:

15a. PP 85-29, MR. AND MRS. CRAIG REIDT:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development to allow construction of a first and second story addition to an existing one-story single-family residence in the R-1 zone, Hillside Overlay District, at 410 Camino de Encanto. MR. AND MRS. CRAIG REIDT, PP 85-29.

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

Councilwoman Hardison announced that because she had voted on this item as a Planning Commissioner, she would now abstain from consideration of the case. Mrs. Hardison then departed from the Council Chambers.

Staff presentation was provided by Planning Associate Gibson, who noted that the Planning Commission and the Planning Department recommend approval of the request and denial of the appeal.

Following clarification and expansion by staff regarding specific areas of concern voiced by the Council, Mayor Geissert invited input from the audience.

Representing the proponent's architect was Mr. Steve Smith, 22850 Crenshaw Boulevard, who presented an exhibit depicting a comparison of the original submittal and the modified version now under consideration. Details of the design were orally related by this speaker.

Additional information was provided by the proponent, Mr. Craig Reidt, 410 Camino de Encanto, who submitted photographs and advised that if his project is approved, he will remove the existing trees from his back yard and replace them with bushes that will grow no higher than the first floor ridge line of his residence.

In response to a specific inquiry by Councilman Wirth, Mr. Reidt advised that he had not initiated conversations with condominium owners across Palos Verdes Boulevard because he had not anticipated the problems which have developed involving those residents.

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Speakers voicing opposition to the subject proposal were:

- o Mr. Warren Scharf, 414 Calle Miramar.
- o Ms. Andrea Jarvis, 422 Calle Miramar.
- o Ms. Mary Ann Doering, 438 Calle Miramar.
- o Ms. Mary Ann Dunson, 412 Calle Miramar.
- o Ms. Jilda Lane, 420 Calle Miramar

Concerns included: the anticipated negative impact on existing views and property values; the possibility of redesign for a single-story addition; and the parameters of the Hillside Ordinance in this case.

Those speaking in favor of the subject addition were:

- o Mr. Steve Canjemi, 407 Camino de Encanto.
- o Mr. Jim Kelsey, 402 Camino de Encanto.
- o Mr. Tom Dawson (Homeowners Association President),  
432 1/2 Palos Verdes Boulevard.

Positive aspects of the project as perceived by these speakers included: the increased view areas to be realized by tree trimming/removal on the subject property, as well as on neighboring parcels; and the desirability of retaining rear yard area for the proponent's children.

There being no one else in the audience who wished to address this matter at this time, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Hardison abstained).

Noting his opinion that the modified design as proposed (along with the proposed tree trimming/removal as discussed) likely represents the best compromise which can be achieved under the circumstances, Councilman Walker offered the following --

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department and Planning Commission to deny the appeal and approve PP 85-29, as conditioned. His motion was seconded by Councilman Applegate.

During the brief discussion which followed, Councilman Wirth voiced concerns regarding the lack of communication between neighbors involved.

Councilman Nakano voiced his opinion that, regardless of the view impairment represented by existing trees, the

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construction project itself represents enough of an impact on views to warrant --

A SUBSTITUTE MOTION: Councilman Nakano moved to DENY PP 85-29 WITHOUT PREJUDICE, thereby granting the appeal. This substitute motion was seconded by Councilman Mock.

Continuing Council discussion was directed to the question of remaining view impact; improvements represented by the redesign; significance of tree removal; possible cumulative impact; etc.

In order to allow the proponent's representative to respond to a specific inquiry by Councilman Walker, Councilman Applegate moved to reopen the hearing. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote (Councilwoman Hardison abstained).

Councilman Walker then illustrated, with the aid of the proponent's exhibit, a possible modification of the roof line. Mr. Smith indicated his opinion that this suggested modification would be plausible and would succeed in lowering the roof line of the project by one additional foot.

Mr. Robert Katherman, 429 Camino de las Colinas, suggested a continuance of this case to allow condominium owners to meet with the proponent in an attempt to negotiate a compromise.

Mr. Jim Kelsey, 402 Camino de Encanto, returned to express his opinion that a second-story addition would not be precedent-setting.

Also returning to the podium was Ms. Jilda Lane, 420 Calle Miramar, who suggested that the amount of view loss be "inked out" in the various slides presented by staff in order to more graphically show the impact. The fact that the condominiums are constructed on a slope was also pointed out by this speaker.

Mr. Steve Canjemi returned to address the subject of precedent-setting concerns.

There being no one else who wished to speak at this time, the hearing was once again closed upon a motion by Councilman Walker; seconded by Councilman Applegate, and carried unanimously by roll call vote (Councilwoman Hardison abstained).

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The SUBSTITUTE MOTION for denial of the project without prejudice carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate and Walker.

ABSTAIN: COUNCILMEMBERS: Hardison.

Mayor Geissert expressed her personal concern regarding the view obstruction involved and the cumulative impact and precedent-setting aspects of the subject proposal. The Mayor also indicated that she is troubled by the possibility that tree trimming is being used as a weapon or bargaining mechanism in this case.

Addressing the proposals set forth this evening regarding removal and trimming of trees, Councilman Applegate pointed out the significant traffic noise buffer represented by these trees as they exist.

\* \* \*

Councilwoman Hardison returned to the Chambers at this time.

\* \* \*

15b. EA 86-6, SOUTHERN CALIFORNIA GAS COMPANY:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of the Environmental Review Board decision to issue a Mitigated Negative Declaration on a proposal to install a 36" natural gas pipeline through the City of Torrance. EA 86-6, SOUTHERN CALIFORNIA GAS COMPANY.

Proof of publication was provided by the City Clerk and it was ordered filed without objection.

Mr. Greg Hill, District Manager for the South Bay area for the Southern California Gas Company, explained that the Gas Company is still under negotiation regarding part of the proposed route which passes through Edison Company rights-of-ways.

A further unresolved area of concern was addressed by Mayor Geissert regarding a question of Southern California Gas Company

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having the proper franchise to proceed with this project. City Attorney Remelmeyer addressed this question and rendered his opinion that it is apparently necessary for the Gas Company to acquire a separate franchise for this natural gas line.

Expressing his opinion that negotiations as to the specific route should be completed prior to conducting this hearing, Councilman Applegate offered the following --

MOTION: Councilman Applegate moved to hold Agenda Item 15b (EA 86-6) to the Council meeting of June 3, 1986, 5:30 p.m. The motion was seconded by Councilman Wirth.

Prior to roll call vote on the motion, Mayor Geissert inquired if there were anyone in the audience who wished to speak on this matter.

Mr. Allen Hickman, 4806 Towers Street, indicated that he is concerned with the subject proposal, and would have no objection to holding the item until June 3.

It was suggested by Councilman Applegate that, during the interim one-week period prior to the return of this item, the City Attorney meet with representatives of Southern California Gas Company for purposes of receiving clarification as to the need for, and use of, this line.

Roll call vote on Councilman Applegate's above motion was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. CONTINUANCE OF MICROVAX II COMPUTER SERVICE CONTRACT:

RESOLUTION NO. 86-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONTRACT WITH DIGITAL EQUIPMENT CORPORATION FOR CONTINUED HARDWARE SERVICE

MOTION: Councilman Applegate moved for the adoption of Resolution No. 86-105. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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17b. AWARD OF BID FOR TORRANCE TELEVISION FACILITY:

Councilman Applegate requested and received from the City Attorney and City Manager clarification regarding certain areas of concern pertaining to the subject award of contract, following which Mayor Geissert requested the City Clerk to assign a number and read title to the following:

RESOLUTION NO. 86-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING ADOPTION OF A CONTRACT WITH SHIRLEY BROTHERS, INC. FOR \$1,787,000.00 FOR CONSTRUCTION OF TORRANCE TELEVISION FACILITY

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-106. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

17c. EXECUTIVE SESSION:

See Pages 13 and 14.

17d. TRANSFER OF TORRANCE CABLE TELEVISION FRANCHISE:

Considered earlier - see Page 3.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT: For the purchase of one (1)  
Case 480D budgeted-replacement Diesel Powered Tractor  
 Reference Bid: B86-11  
 Expenditure: \$19,961.30

RECOMMENDATION OF GENERAL SERVICES DIRECTOR:

It is staff's recommendation that Council award a contract to the Case Power and Equipment Company of City of Industry, California, utilizing the price bid on Bid 86-11, for one (1) Case 480D Diesel Powered Tractor in the total amount of \$19,961.30, including tax.

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- 20b. COUNCIL AUTHORIZATION: To reject a single bid received and to rebid Bid B86-39 for the removal and reconstruction of curbs and gutters.

RECOMMENDATION OF GENERAL SERVICES DIRECTOR:

It is staff's recommendation that the bid received from Tower Engineering Company be rejected and the project be rebid.

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

\* \* \*

At 9:00 p.m., the City Council convened in Joint Session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 9:01 p.m., but remaining in Joint Session for purposes of an Executive Session to be held later in the meeting (see Page 12).

\* \* \*

22. ORAL COMMUNICATIONS:

22a. Councilman Applegate commended Planning Associate Gibson for his outstanding staff presentation of staff material on the matter of PP 85-29 (Agenda Item 15a, Page 5 of these minutes).

22b. Councilwoman Hardison commended Scout Master Edward J. Mautz for his years of dedicated service to the youth of this community (see Agenda Item 8c, Page 3).

22c. Councilman Mock noted his participation this past weekend in the "Hands Across America" event.

22d. Councilman Walker addressed his concerns regarding proposed deployment of personnel and equipment from the North Torrance Fire Station in conjunction with the opening of Fire Station #6. It was Mr. Walker's firm opinion that this is a safety issue, not a budgetary consideration; therefore, the matter should be addressed at this time outside of the budget process. The following was then offered --

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MOTION: Councilman Walker moved that the fire protection in North Torrance remain at its present company level. His motion was seconded by Councilman Nakano.

A lengthy discussion ensued. Budgetary considerations were reviewed by City Manager Jackson; Fire Department staffing and equipment projections were reviewed by Fire Chief DeYoung; and various questions were raised.

Councilman Walker ultimately RESCINDED his above motion; Councilman Nakano, his second.

MOTION: Councilman Wirth moved that this matter be referred to the Public Safety Committee of the City Council for review, with all agenda and background material submitted to the Committee to also accompany the item to the full Council. This motion was seconded by Councilman Mock.

Prior to roll call vote, Mayor Geissert requested that the Committee review the rationale supporting the plan for deployment of Fire Department equipment/personnel, as well as an overview of protection afforded to all areas of the community. Comparative figures as to recommended levels of safety for cities of comparable size were also requested by the Mayor.

Councilman Wirth's above motion to refer the matter to Committee carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate (inappropriate for Committee consideration -- should be handled as a budgetary matter).

22e. Mr. Fred Smith, 4730 Via Corona, inquired regarding the status of City plans pertaining to the slope failure area as it involves his property. City Manager Jackson advised that this matter will be discussed during the Council's Executive Session this evening.

22f. Mr. Barry Jay, 2514 Brian Avenue, representing the Torrance Airport Business Association, called attention to a large pile of dirt at the Airport which should be properly attended to preclude excessive dust, etc. Water System Superintendent O'Cain assured Mr. Jay that the problem will be handled in an expeditious manner.

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22g. Mr. Barry Jay, 2514 Brian Avenue, speaking on behalf of Mr. Roger Keeney, owner of Acme Aviation, related problems surrounding delayed T-Hangar construction at the Airport. Department of Transportation staff to follow through.

The Council now returned to --

17c. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in Joint Session (see Page 11), Mayor/Chairwoman Geissert read the following statement into the record:

The City Council will now recess to closed session for the purpose of conferring with the City Attorney regarding the following:

1. Potential litigation involving slope failure resulting in property damage at 4730 Via Corona and at 4539 Vista Largo. Said closed session is held pursuant to the provisions of Government Code Section 54956.9(b)(1).
2. Pending litigation entitled City of Torrance v. Torrance Investment Company, et al, Los Angeles Superior Court Case No. C577962. This closed session is held pursuant to the provisions of Government Code Section 54956.9(a).

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation of certain employee groups. This closed session is held pursuant to the authority of Government Code Section 54957.6.

The City Council, acting as the Redevelopment Agency of the City of Torrance, will also recess to closed session for the purpose of conferring with the Agency's legal counsel concerning the following:

Redevelopment Agency v. Cobabe, et al, Los Angeles Superior Court Case No. C544893; and Redevelopment Agency v. M & W Properties, et al, Los Angeles Superior Court Case Number C544990. This closed session is being held pursuant to the provisions of Government Code Section 54956.9(a).

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The City Council, acting as the Redevelopment Agency, will also confer with its legal counsel regarding the acquisition by foreclosure of the Iadipaolo property located in downtown Torrance. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.8.

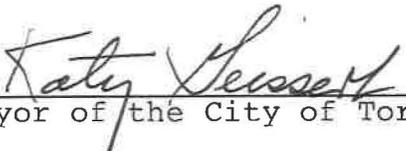
NOTE: Councilman Applegate announced that he would abstain in consideration of the Torrance Investment Company matter (Item 2, Page 13). Mr. Applegate absented himself from the meeting room during discussion of that item.

At 10:05 p.m., Mayor Geissert called a ten-minute recess, immediately followed by the City Council/Redevelopment Agency convening in Joint Executive Session. The Council/Agency returned at 12:00 Midnight!

There being no action as a result of the Executive Session, the meeting of the Redevelopment Agency of the City of Torrance was formally adjourned to Tuesday, June 3, 1986, at 5:30 p.m.

The meeting of the City Council was formally adjourned to Monday, June 2, 1986, at 5:30 p.m.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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