

I N D E XTorrance City Council - September 23, 1986

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Adjournment was at 10:30 p.m., to Tuesday,  
September 30, 1986, 5:30 p.m.

# # # # #

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, September 23, 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:

The salute to the flag was led by Ian Butler of Boy Scout Troop 211.

The invocation for the meeting was provided by Father Jeffrey D. Paul, St. Andrew's Episcopal Church.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved to approve the City Council minutes of September 2, 1986, as recorded. His motion, seconded by Councilman Wirth, 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 Wirth, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 15c: PP 86-17, Negrete and Associates -- Request by proponent for indefinite postponement.

(See Pages 7 and 8).

7. COUNCIL COMMITTEE MEETINGS:

- o Citizen Development & Enrichment Committee/T.U.S.D.  
Board of Education  
September 24, 4:00 p.m.  
T.U.S.D. Administrative Offices
- o Community Planning & Design Committee  
October 6, 5:30 p.m.  
Third Floor Assembly Room  
Subject: Forty-foot R-2 Lots

\* \* \*

It was with sadness that Mayor Geissert announced the passing of Mr. Warner Bergh, North High School Government teacher and former City of Torrance Library Commissioner. The Mayor requested that this meeting be adjourned in Mr. Bergh's memory.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. VAN NESS AVENUE AT MULLIN AVENUE - ACCEPTANCE OF STREET DEDICATION:

RESOLUTION NO. 86-235

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING FOR DEDICATION FOR STREET PURPOSES A PORTION OF LOT 15, BLOCK 120, TRACT NO. 2381

MOTION: Councilman Nakano moved to adopt Resolution No. 86-235. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

10b. APPROPRIATION OF \$250,000 OF GAS TAX FUNDS FOR THE FOURTH PHASE OF THE TRAFFIC SIGNAL INTERCONNECT PROGRAM:

RECOMMENDATION:

The Department of Transportation recommends the appropriation of \$250,000 of Gas Tax funds to carry the implementation of "Traffic Signal Interconnect Program - Phase IV."

MOTION: Councilman Nakano moved to concur with staff's recommendation on Agenda Item 10b, with the noted appropriation. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

10c. APPROPRIATION FOR JOINT SOUTH BAY CITIES TRANSIT COORDINATOR:

RESOLUTION NO. 86-236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING FUNDING FOR TORRANCE'S SHARE OF A SOUTH BAY TRANSIT COORDINATOR FOR ONE YEAR

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-236. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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15. HEARINGS:15a. GPA 86-1, CITY OF TORRANCE:

Mayor Geissert announced that this was the time and place for City Council consideration of a General Plan Amendment to change the land use designation of the 235th and Crenshaw Sump from Public/Quasi-Public/Open Space to Light Industrial in the M-1(PP) zone located approximately 200 feet west of Crenshaw Boulevard between 235th and 237th Streets. GPA 86-1, CITY OF TORRANCE.

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

The Planning Commission and the Planning Department recommend APPROVAL.

Mayor Geissert invited audience input on this item. There being no response, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

At the request of the Mayor, City Clerk Wilson read title to the following --

RESOLUTION NO. 86-237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION NO. 74-194, TO REVISE THE DESIGNATION OF THE CITY-OWNED 235TH AND CRENSHAW SUMP PROPERTY LOCATED APPROXIMATELY 200 FEET WEST OF CRENSHAW BOULEVARD BETWEEN 235TH AND 237TH STREETS, FROM PUBLIC/QUASI-PUBLIC/OPEN SPACE TO LIGHT INDUSTRIAL IN THE

M-1(PP) ZONE

GPA 86-1: CITY OF TORRANCE

MOTION: Councilman Walker moved to adopt Resolution No. 86-237. His motion was seconded by Councilwoman Hardison, and carried unanimously by roll call vote.

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15b. ZC 86-1, MARY ROBINSON:

Mayor Geissert announced that this was the time and place for City Council consideration of a zone change from R-1 (single-family residential) to R-3 (limited multiple-family residential), which would bring the property into conformance with the General Plan, at 3801, 3807, 3813, 3819 and 3825 West Artesia Boulevard. ZC 86-1 (EA 86-10), MARY ROBINSON.

Proof of publication was presented by City Clerk Wilson and it was ordered filed without objection.

Staff presentation was provided by Planning Associate Gibson and the following recommendations were noted. Planning Commission recommends DENIAL of the request; Planning Department recommends APPROVAL of the request.

Council concerns and inquiries regarding the current availability of on-street parking; comparative development standards required under the proposed rezoning; maximum density allowable; etc. were addressed by Mr. Gibson, following which Mayor Geissert invited input from the audience.

The applicant for the subject zone change, Ms. Mary Robinson, 23908 Sandhurst Lane, Harbor City, advised that she is the owner of the units at 3819 Artesia; however, she is representing all owners of the units encompassed by this zone change request.

Ms. Robinson advised that the subject request was initiated because of concerns of individual owners that, should any of the existing triplex developments on these lots be destroyed, the present R-1 zoning would only allow replacement of those units by one single-family residence per lot. This speaker also advised that there is NO intent to combine these lots for purposes of one coordinated development.

Next to speak from the audience was Mr. John LaBouff, 3810 West 173rd Street, who voiced his concerns that R-3 zoning will ultimately result in a greater density than presently exists on that corner, thus compounding the traffic and parking problems in the area.

Mr. David Mellman, owner of 3813 and 3807 Artesia, requested approval of the subject zone change request, maintaining that the relatively small size of these lots will preclude development of more than three units per lot. Further, per this speaker, the existing parking problems would be mitigated by the more stringent Code requirements now in effect. Action of the Environmental Review Board in issuing a Negative Declaration was also pointed out by Mr. Mellman.

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Mr. Henry Miska, 3837 West 173rd Street, requested denial of the subject zone change because of existing parking problems and the hardship imposed thereby for residents on 173rd Street.

Mrs. Jackie LaBouff, 3810 West 173rd Street, voiced opposition to the subject request because of parking problems which are increased by tenants of the subject units not using their garages for the parking of their automobiles.

Mr. William Bonin, 3813 173rd Street, concurred with the above remarks regarding parking.

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

During the ensuing Council discussion, Planning Director Ferren pointed out the option available to the Council of imposing a Precise Plan overlay on the property, thus providing the City with more stringent development controls.

MOTION: Councilman Walker moved to concur with the Planning Department recommendation for approval of ZC 86-1 to R-3 with a PRECISE PLAN OVERLAY. His motion was seconded by Councilman Wirth.

Discussion continued prior to a vote on the motion, with specific concerns being voiced as to the apparent need for maintenance improvements on the property under consideration.

The above motion to approve ZC 86-1 to R-3 (PP), carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate and Mayor  
Geissert.

At the request of Mayor Geissert, City Clerk Wilson read title to the following --

ORDINANCE NO. 3175

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

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3801, 3807, 3813, 3819 AND 3825 WEST ARTESIA  
BOULEVARD FROM R-1 (SINGLE-FAMILY RESIDENTIAL)  
TO R-3 (LIMITED MULTIPLE-FAMILY RESIDENTIAL)  
ZC 86-1 (EA 86-10), MARY ROBINSON

MOTION: Councilman Nakano moved to approve Ordinance No. 3175 (AMENDED TO INCLUDE A PRECISE PLAN OVERLAY), at its first reading. His motion was seconded by Councilman Walker, and carried as is indicated below:

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

NOES: COUNCILMEMBERS: Applegate and Mayor  
Geissert.

Council discussion returned to the need for maintenance and upgrading of the property at the present time. The following motion was offered --

MOTION: Councilwoman Hardison moved to hold the second reading of Ordinance No. 3175, until needed maintenance improvements have been accomplished on this property. This motion DIED FOR LACK OF A SECOND.

Mayor Geissert stated, for the record, that her negative vote was because any redevelopment on the properties would deal with five small lots, there being no proposal for a coordinated development concept on the combined lots, which would allow for a much nicer project, in her opinion.

15c. PP 86-17, NEGRETE AND ASSOCIATES:

Mayor Geissert announced that this was the time and place for continued Council consideration of an administrative appeal of a Planning Commission decision to allow the construction of a new two-story single-family residence in the Hillside Overlay District in the R-1 zone at 419 Via El Chico. PP 86-17, NEGRETE AND ASSOCIATES.

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

Mayor Geissert noted the request by the proponent for continuation of this matter for an indefinite period of time, in order to allow additional studies pertaining to geological questions raised at the September 9, 1986, Council meeting.

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Mr. Jesse Negrete, 4231 181st Street, suggested postponement to a specific date, and agreed to a six-week time period for completion of the geological studies.

MOTION: Councilman Applegate moved to continue PP 86-17, NEGRETE AND ASSOCIATES, to the City Council meeting of November 18, 1986, 5:30 p.m. (Motion later AMENDED - see below). His motion was seconded by Councilman Wirth.

Mr. Jim Holland, 2727 Maricopa Street, requested rescheduling to an earlier date -- October 28, was ultimately established with the understanding that if the City's Building and Safety Department is not satisfied with the reports, the matter would be further continued.

Councilman Applegate then AMENDED HIS MOTION to reflect the October 28, 1986, meeting date at 7:00 p.m., with the above noted understanding. This amendment was accepted by Councilman Wirth, as seconder of the motion, and roll call vote was unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. CLEANUP APPROPRIATIONS FOR THE 1986-87 OPERATING BUDGET:

RECOMMENDATION:

The Acting Finance Director and City Manager recommend approval of the following 1986-87 appropriations to cover:

Adopted salary, wage and benefit adjustments

From General Fund	\$2,355,525
From Airport Fund	23,499
From Water Revenue Fund	50,227
From Transit Fund	33,371

Budget oversight for maintenance of the new City Services and Transit Facilities

From General Fund	\$ 112,516
Add: 1 Senior Custodian	
3 Custodians	

MOTION: Councilman Wirth moved to concur with staff's recommendation on Agenda Item 17a, above. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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17b. AGREEMENT FOR OUTSIDE ATTORNEY SERVICES:RESOLUTION NO. 86-238

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE APPROVING AN AGREEMENT  
FOR ATTORNEY SERVICES BETWEEN THE CITY  
AND STEPHEN SHANE STARK

MOTION: Councilman Nakano moved to adopt Resolution No. 86-238. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

17c. EXECUTIVE SESSION:

See Page 12.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT - for the restoration of various game court surfaces at five City parks.  
Ref: Bid No. B86-56  
Expenditure: \$12,300.00.

Following is the sole bid received:

<u>COMPANY</u>	<u>PARK</u>	<u>TOTAL AMOUNT BID</u>
Rieco Construction* (So. El Monte, CA)	El Nido Park	\$ 1,500.00
	Sunnyglen Park	\$ 1,500.00
	Torrance Park	\$ 1,750.00
	Paradise Park	\$ 3,100.00
	El Retiro Park	\$ 4,450.00
	TOTAL	<u>\$12,300.00*</u>

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council award a contract for the restoration of these game court surfaces to the low bidder, Rieco Construction of South El Monte, California, in the total amount of \$12,300.00.

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MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20a. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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At 8:09 p.m., the City Council convened as the Redevelopment Agency of the City of Torrance, adjourning as the Redevelopment Agency and reconvening as the City Council at 8:10 p.m.

\* \* \*

22. ORAL COMMUNICATIONS:

22a. City Attorney Remelmeyer requested Council authorization for payment of outside legal services regarding the Madrona Marsh dispute to Burke, Williams & Sorenson in an amount approaching \$95,000.00. Mr. Remelmeyer also requested Council authorization for payment to Miller and Young regarding the Group W Cable litigation in the amount of \$40,000.00. Mr. Remelmeyer noted that these funds were previously appropriated by Council action.

MOTION: Councilwoman Hardison moved to authorize payment to Burke, Williams & Sorenson for legal counsel involving the Madrona Marsh dispute, as above requested by the City Attorney. Her motion, seconded by Councilman Wirth, carried unanimously by roll call vote (Councilman Applegate ABSTAINED).

MOTION: Councilman Applegate moved to authorize payment to Miller and Young concerning the Group W Cable litigation, as requested by the City Attorney. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

22b. Councilman Applegate noted the recent passing of Fire Captain Ron Mazzaro's father, Mr. Vincent Mazzaro, and requested that this meeting be adjourned in his memory.

22c. Councilman Mock announced the dedication of Fire Station 6 on October 11, 1986, at 10:30 a.m. Appropriate advertising of this event was requested.

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22d. Councilman Walker noted receipt of a memorandum from the City Manager's office concerning the naming of 223rd/Toledo/Plaza Del Amo Street, and recommended that "PLAZA DEL AMO" be considered.

A lengthy Council discussion resulted in the following --

MOTION: Councilman Wirth moved to request that the matter of naming 223rd Street/Toledo/Plaza Del Amo be brought back as a regular Council agenda item. His motion, seconded by Councilwoman Hardison, carried without objection.

Councilman Applegate requested that, at the time this item is returned, there be input from the Post Office as to the proper procedure for the change-over. There being no objection, it was so ordered.

22e. Councilman Walker requested that Council be furnished with the overall plan for fire equipment maintenance. City Manager Jackson advised that the ongoing study will be completed and brought forward to the Council in approximately three weeks.

22f. Councilman Wirth requested feedback from the Department of Transportation and the Building and Safety Department as to recent citizen complaints regarding an increase in aircraft noise over residential areas.

22g. Mayor Geissert requested that there be public service announcements regarding the voter registration deadline for the upcoming November 4 election.

22h. Ms. Elaine McAloon, 4918 Paseo del Pavon, addressed the matter of jet aircraft flying over her home, and requested that she be provided with a Torrance Airport flight pattern map. Director of Transportation Horkay will follow through.

A specific incident which took place on May 26, 1986, involving four jet aircraft flying in unison over her residence was noted by Ms. McAloon.

Councilman Walker noted his personal opinion that occurrences such as the May 26 flyby above mentioned, which followed a military memorial service, should not merit the filing of a formal complaint by the City.

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The Council now returned to --

17c. EXECUTIVE SESSION:

Mayor 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 pending litigation cases to which the City is a party. The authority for holding a closed session for this purpose is contained in the provisions of Government Code Section 54956.9(a):

1. Lincoln Property Company v. City of Torrance, et al,  
Los Angeles Superior Court Case Number C577962.
2. Lincoln Property Company, Inc. v. City of Torrance,  
et al, United States District Court Case No. CIV 86  
4432 FFF (Px).

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 Government Code Section 54957.6.

The City Council will also recess to closed session to discuss the sale of the city-owned sumps known as the Pennsylvania, El Dorado and Vine Sumps. This closed session is being held pursuant to the authority contained in Government Code Section 54956.8.

NOTE: Councilman Applegate announced that he would abstain from discussion of the Lincoln Property matters and absented himself from the meeting room during consideration of those items.

At 8:31 p.m., the City Council recessed to Executive Session, returning at 10:30 p.m., for formal adjournment. There was no action as a result of the Executive Session.

Adjournment was dedicated to the memories of Mr. Warner Bergh and Mr. Vincent Mazzaro.

# # # # #

Peggy Laverty  
Minute Secretary

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Katy Seiser  
Mayor of the City of Torrance

Ronald E. Huber  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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