

I N D E X

Torrance City Council - October 28, 1986

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#

Peggy Laverty
Minute Secretary

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MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an adjourned regular meeting on Tuesday, October 28, 1986, at 5:30 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 Fire Chief Dick DeYoung.

The invocation for the meeting was provided by Reverend Mark Flick, New Challenge Ministries.

STANDARD MOTIONS:

4. APPROVAL OF MINUTES:

MOTION: Councilman Applegate moved to approve the City Council minutes of October 7, 1986, as recorded. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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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 Councilwoman Hardison, and carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

Item 10c: CONTRACT AWARD FOR PAGING SYSTEM - Withdrawn.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee
November 17, 1986, 5:30 p.m., Council Chambers
Subject: Forty-foot R-2 Lots.

Transportation Committee
Met October 22, 1986
Report forthcoming (see Page 25, Item 22h).

Cable TV Transfer Hearing
November 18, 1986, 5:30 p.m.

8. COMMUNITY MATTERS:8a. RESOLUTION HONORING FIRE CHIEF DEYOUNG:RESOLUTION NO. 86-255

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE HONORING
RETIRING FIRE CHIEF DICK DEYOUNG ON
27 YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 86-255. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

Chief DeYoung expressed gratitude for the privilege of serving the City of Torrance and sincere appreciation for the tribute represented by the above resolution.

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At this time, President of the Torrance Jaycee's, Mr. Don Mayer, approached the podium for the purpose of presenting a plaque to Chief DeYoung, recognizing his years of service to the community. There was grateful acceptance of this honor by the Chief.

8b. INTRODUCTION OF KASHIWA TEACHERS DELEGATION:

Mayor Geissert, assisted by Mikko Haggott and Lynn Cauble of the Torrance Sister City Association, introduced the following visiting delegates, all teachers, from Kashiwa, Japan.

Hiroshi Kawanabe
 Jiro Inagaki
 Mitsugu Nagatani
 Reiko Gorai
 Kiyoe Ishida
 Shinichi Tobe, Leader.

8c. DONATION FROM SOUTHERN CALIFORNIA EDISON COMPANY:

RECOMMENDATION OF CITY MANAGER:

It is recommended that your Honorable Body accept the donation and appropriate the \$250.00 to the Community Recreation and Cultural Arts Center.

MOTION: Councilman Applegate moved to concur with the City Manager's recommendation on Agenda Item 8c. His motion, seconded by Councilwoman Hardison, carried without objection.

This donation was presented to the Mayor by Mr. Ted Porter of Southern California Edison. Sincere appreciation was expressed by Mayor Geissert on behalf of her colleagues on the Council and the citizens of the City of Torrance.

8d. PROCLAMATION proclaiming the month of November 1986 as "National Hospice Month."

SO PROCLAIMED by Mayor Geissert, and accepted by Ms. Claire Tehan, Hospice Program Director.

8e. PROCLAMATION proclaiming November 3, 1986, as "Jimmy Doolittle Day."

SO PROCLAIMED by Mayor Geissert. Accepted by Mr. David Daniel of Doolittle's Raiders Restaurant.

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- 8f. PROCLAMATION proclaiming November 14, 15, and 16, 1986, as "Children's Expo Weekend."

SO PROCLAIMED by Mayor Geissert.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a. CODE AMENDMENT RE REPLACEMENT OF TRAFFIC CONTROL DEVICES:

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

ORDINANCE NO. 3177

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 74.6.1, 74.6.6, AND 74.6.8 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR THE MAINTENANCE AND REPLACEMENT OF TRAFFIC SIGNS, TRAFFIC STRIPING AND MARKINGS ON THE PAVEMENT

MOTION: Councilman Nakano moved to approve Ordinance No. 3177 at its first reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

- 10b. AGREEMENT WITH METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR CONSTRUCTION OF NEW SERVICE CONNECTION T-8:

RECOMMENDATION:

It is the recommendation of the Water Department that City Council authorize the following:

- 1) Execution of the Agreement for Construction of Service Connection T-8 with Metropolitan Water District;
- 2) Payment of a \$36,500 deposit to Metropolitan for costs incurred during the preliminary design of said Service Connection.

Mayor Geissert directed the City Clerk to read title to the following --

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RESOLUTION NO. 86-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR DEVELOPMENT OF NEW SERVICE CONNECTION T-8

MOTION: Councilman Nakano moved to adopt Resolution No. 86-259. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

10c. CONTRACT AWARD FOR LEASE-PURCHASE OF NEW CITYWIDE PAGING SYSTEM

ANNUAL EXPENDITURE: \$12,829.08
TOTAL SYSTEM COST: \$67,335.44 (includes tax & interest).

ITEM WITHDRAWN at request of Director of Transportation and Director of General Services.

10d. PROPOSED VACATION OF PORTION OF SIERRA STREET BETWEEN THE AT & SF RAILROAD RIGHT-OF-WAY AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1, BLOCK 64, TORRANCE TRACT - RESOLUTION OF INTENTION.

Proponent and Beneficiary: Mark O. McManus.

RESOLUTION NO. 86-260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE THAT PORTION OF SIERRA ST BETWEEN THE AT & SF RAILROAD RIGHT-OF-WAY AND THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1 BLOCK 64, TORRANCE TRACT, IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

MOTION: Councilman Nakano moved to adopt Resolution No. 86-260. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

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12. PLANNING AND ZONING MATTERS:

12a. PARCEL MAP NO. 17675

OWNER: HAROLD WARFLE
ENGINEER: DALCIN-CUMMINS
LOCATION: 23915 ARLINGTON AVE. -
3 UNIT CONDO CONVERSION.

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

It is recommended that:

1. The City Council make the findings as specifically described on Attachment "A" (in agenda material of record);
2. The City Council approve Parcel Map No. 17675.

CITY MANAGER NOTE:

The City Attorney should approve the form of certification regarding the notification required in Attachment "A" before the City Council makes findings regarding notification.

Prior to Council action, City Engineer Burtt provided desired clarification as to the tenant notification responsibility, and City Attorney Remelmeyer confirmed that the manner of notification specified in this agenda item is sufficient.

MOTION: Councilman Applegate moved to concur with the City Engineer and the Planning Director. His motion, seconded by Councilman Nakano, was unanimously approved by roll call vote.

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Considered next out of order --

17. ADMINISTRATIVE MATTERS:

17c. REQUEST FOR COMPUTER CONSULTANT SERVICES:

RECOMMENDATION OF CITY CLERK:

It is recommended that a contract be awarded to The Logic Handle, a computer software and services firm. The chief consultant of the firm is Isaac Malitz, who holds a Ph.D. in mathematical logic and philosophy (UCLA). Dr. Malitz has published books on microcomputer operating systems and numerous articles on database management applications for professional computer journals.

Dr. Malitz is intimately familiar with the operation of the City Clerk's Office and its database application. Dr. Malitz is capable of: 1) converting the existing database files under dBASE II (CP/M) to dBASE III+ (MS-DOS); 2) making the computer operations in the office more efficient by enhancing certain capabilities of existing programs; 3) providing assistance to staff in their database organization and application; and 4) conceptual development of future automated applications in the City Clerk's Office.

The contract with The Logic Handle specifies a fee of \$75.00 an hour, not to exceed a total of \$10,000 for the remainder of the current fiscal year.

There exists sufficient funds in certain City Clerk's object accounts to retain the services of The Logic Handle. There will be no impact upon the City Clerk's budget nor will additional appropriation be requested because the purchase for certain currently budgeted items and services will be held until the next fiscal year. Therefore, the City Clerk recommends that Your Honorable Body approve the attached resolution awarding a contract to The Logic Handle for computer consultant services.

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CITY MANAGER NOTE

The City Manager would like to express some discomfort with the process in which this request comes forward. The consultant recommended in this item has already performed approximately \$3,500 worth of work for the City Clerk's office without prior management approval. City management has not had the opportunity to evaluate the consultant regarding qualifications, performance, etc.

Additionally, the City Manager would note that the services requested in this item were among the City Clerk's budget requests for 1986-87, but were not authorized in the budget. The City Clerk has indicated that the services will be funded through transfers of budgeted funds from other programs in the City Clerk's budget (assuming lease-back purchasing of personal computer equipment). The City Manager is concerned that this expenditure does not result in reduced service level of that department.

The computer hardware authorized by the City Council previously is estimated at a cost of \$20,000 to \$25,000. The \$10,000 requested here could result in a total additional program cost of \$35,000. The City Manager and Information Systems Director believe that there may be additional costs related to this program before it is fully operational.

At the invitation of Mayor Geissert, City Clerk Wilson provided (per written statement of record) background information and data in response to the above CITY MANAGER NOTE and in support of the City Clerk's recommendation (Page 7).

Council questions were then directed to the City Manager, with clarification as to his concerns regarding this agenda item expressed by Mr. Jackson.

The flavor of continuing Council discussion was then generally directed to a long-range overview of the City's needs, as well as program capabilities and possible future costs surrounding the proposed changeover.

Responding to questions along these lines was Dr. Isaac Malitz, 1661 Roscomere, West Los Angeles, who outlined his approach in providing a prudent plan to cover the long-term needs of the City Clerk's office, inclusive of encompassing budgetary considerations.

Deputy City Clerk Dora Hong was ultimately called to the podium to provide detailed information as to the present status of computer-related activities in the City Clerk's office.

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Ms. Hong described the corruption of data and loss of records experienced, noting the problem to be a result of mainframe contamination, and advised the Council of the urgent need for consultant services as requested.

Following Ms. Hong's input, City Manager Jackson advised that the previously Council-approved PC's for the City Clerk's office will proceed through the normal bidding process -- actual recommendation to purchase (or lease to purchase) to be before the City Council at its next meeting or the meeting to follow.

Having acknowledged his understanding of the necessity and urgency of solving the problem at hand in the City Clerk's office, Councilman Walker offered the following --

MOTION: Councilman Walker moved to concur with the recommendation of the City Clerk as stated. His motion was seconded by Councilman Mock.

Discussion continued. Information Systems Director Boutwell responded to Council inquiries, advising that an anticipated in-depth study from his department regarding City computer operations should be completed within the next two weeks.

Suggesting that a more cautious approach at this time might be in order, Councilman Applegate offered a SUBSTITUTE MOTION to concur with the recommendation of the City Manager, holding this matter for two weeks. His motion was seconded by Councilwoman Hardison (Mrs. Hardison later WITHDREW her second).

Subsequent to further consideration and review including explanations from the City Clerk and City Manager supporting their respective standpoints regarding this item, Councilman Applegate indicated his desire that this matter be processed without undue delays, AMENDING HIS MOTION to indicate that the matter be held until the Council meeting of November 18 OR A LESSER PERIOD OF TIME, with the concurrence of the City Clerk and City Manager. The Council generally concurred regarding the need for timely action, and City Manager Jackson indicated his willingness to further review the situation immediately.

In response to an inquiry by Councilwoman Hardison, Dr. Malitz advised that he would provide within one week's time, an estimate of funds needed to bring the system on-line. Councilwoman Hardison then WITHDREW HER SECOND to the above substitute motion; Councilman Applegate (as maker of the motion) concurred with the idea of allowing the matter to proceed quickly, however, allowing the City Manager an opportunity for further review.

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Roll call vote on the MAIN MOTION to concur with the recommendation of the City Clerk was unanimously favorable.

RESOLUTION NO. 86-261

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 THE
LOGIC HANDLE FOR COMPUTER CONSULTATION
SERVICES

MOTION: Councilman Nakano moved to adopt Resolution No. 86-261. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Considered next out of order --

20. CONSENT CALENDAR:

- 20a. FIRE HYDRANT INSTALLATION IN CRENSHAW BOULEVARD FRONTING
AIRPORT NURSERY LEASE (B86-67) -
AWARD OF CONTRACT.

RECOMMENDATION OF CITY ENGINEER:

That the contract for the installation of a fire hydrant in Crenshaw Boulevard be awarded to Ray Development and Construction Co. and all other bids be rejected.

FINANCE NOTE:

The Airport Fund is responsible for this cost. Adequate funding has been included in that Fund's 1986-87 budget; no additional appropriation is necessary.

20b. FINAL TRACT NO. 44282

SUBDIVIDER: WESCO DEVELOPMENT CO.
LOCATION: North Side of Emerald St. 300' E/O
Hawthorne Bl.
NO. OF LOTS: 1 (33 unit condo)

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

It is recommended that Final Tract Map No. 44282 be approved.

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- 20c. SANITARY SEWER ACROSS CRENSHAW BLVD. N/O AIRPORT DR.
(B86-29) - NOTICE OF COMPLETION.

RECOMMENDATION OF CITY ENGINEER/AIRPORT MANAGER:

It is recommended that work be accepted and final payment be made to Ray Development & Construction Co., Inc.

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

21. ADDENDUM MATTERS:

- 21a. CANINE NARCOTICS TRAINING:

RECOMMENDATION OF POLICE CHIEF:

Recommend the appropriation of \$3,000.00 from the Police Department forfeiture fund.

MOTION: Councilman Applegate moved to concur with the recommendation of Police Chief on Agenda Item 21a. His motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

- 21b. AMENDMENT TO HONDA ACURA LEASE:

RESOLUTION NO. 86-262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE FORM OF SECOND AMENDMENT TO LEASE AND A LETTER AGREEMENT REGARDING THE HONDA ACURA LEASE WITH WESTERN PV ASSOCIATES PARTNERSHIP, AND AUTHORIZING THE EXECUTION OF THE DOCUMENTS ON BEHALF OF THE CITY

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-262. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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* * *

At 6:52 p.m., Mayor Geissert called a brief recess. The Council returned at 7:05 p.m., to consider the following.

* * *

15. HEARINGS:

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

Mayor Geissert announced that this was the time and place for 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 City Clerk Wilson and it was ordered filed, there being no objection.

Planning Department Recommendation: approval of PP 86-17 as conditioned.

This matter having been continued from the September 23, 1986, City Council meeting for purposes of further soils investigations, a brief staff presentation was provided by Building and Safety Director Grippo. Mr. Grippo stated that his department has no further geological concerns with the subject project.

In addition to the slope stability and safety factors previously addressed, Councilman Nakano recalled his concerns regarding traffic conditions on this street. Director of Transportation Horkay advised of the results of his department's investigation in this regard, following which Councilman Wirth requested that appropriate traffic WARNING signs be posted.

Councilwoman Hardison referenced previous Council discussion regarding the possibility of a WAIVER OF LIABILITY requirement regarding the slope. City Attorney Remelmeyer addressed this issue, advising the Council that it would be appropriate to so condition the approval of this Precise Plan.

It was the suggestion of Councilwoman Hardison that in any future such cases requiring additional geotechnical/engineering studies, those studies be completed before the matter is

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considered by the Planning Commission to preclude the delays experienced by this proponent.

Following further clarification and expansion, as desired, by the City Attorney, Mayor Geissert invited the proponent to address the Council.

Mr. James Holland, owner of the property at 419 Via El Chico, was present to request approval.

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

MOTION: Councilman Wirth moved to deny the appeal and APPROVE PP 86-17, as amended. The motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

Councilman Wirth confirmed, at City Attorney Remelmeyer's question, that the amendment to PP 86-17 includes the waiver of liability as discussed.

The applicant, Mr. James Holland, again addressed the Council and requested that consideration be given to the City reimbursing him for the geological tests which were required over and above the normal procedure.

City Attorney Remelmeyer took issue with this request, as did the Mayor, who explained the City's position in consideration of the nature of the building site, etc.

At the request of the Mayor, the following resolution was presented.

RESOLUTION NO. 86-263

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 NEW 2-STORY SINGLE-FAMILY RESIDENCE IN THE HILLSIDE OVERLAY DISTRICT IN THE R-1 ZONE ON PROPERTY LOCATED AT 419 VIA EL CHICO
PP 86-17: NEGRETE AND ASSOCIATES

MOTION: Councilman Nakano moved for the adoption of Resolution No. 86-263, as amended. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

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15b. CUP 86-26, D 86-7: NORRIS W. DOTY:

Mayor Geissert announced that this was the time and place for City Council consideration of an administrative appeal of a Planning Commission decision to allow the construction of a five-unit residential condominium project in the R-3 zone at 2417 Andreo Avenue. CUP 86-26, D 86-7: NORRIS W. DOTY.

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

During the staff presentation by Planning Associate Gibson, it was noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project.

Following expanded staff clarification as requested by the Council, Mayor Geissert invited the proponent to speak.

Mr. Norris Doty, 2447 233rd Street, described the proposed project and requested favorable Council consideration.

Next to speak was Mr. Serge Bruce, owner of the parcel immediately adjacent to the subject site at 2421 Andreo. This speaker indicated his desire to demolish the existing structure and construct condominiums on his lot, noting that if condominiums are not deemed acceptable, he will go forward with apartments.

*

Individuals expressing OPPOSITION to the subject proposal then addressed the Council. These speakers were:

- Ms. Judy Beckett, a tenant on Andreo;
- Ms. Hilda Preston, 2440 Gramercy;
- Ms. Patricia Hornback, 2416 Andreo
- Ms. Nancy Sherwood, 2413 Andreo (submitted a petition of opposition with 62 signatures;
- Mr. Richard George, 2431 Andreo;
- Mr. Desmond, 2412 Andreo.

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Concerns voiced by these speakers included:

parking problems,
 increased traffic,
 maintaining character and integrity of the area,
 access problems,
 front setback proposed is less than other homes,
 precedent setting aspects,
 density,
 possible inadequate sewer capacity,
 overbuilding.

*

The designer of the subject project, Mr. Bill Cameron, 22729 Linda Drive, indicated his understanding that the sewer capacity is adequate to accommodate these five condominium units, and pointed out that five apartments could be constructed on this same site without Planning Commission or City Council approval. Planning Associate Gibson confirmed that the Conditional Use Permit was required for this case because of the condominium (rather than apartment) design.

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

Council discussion ensued. Serious concerns were voiced regarding the resultant change in the family residential character of this neighborhood represented by the subject proposal, as well as density, parking, traffic, insufficient storage space provided in the design, etc.

The need for a study regarding zoning considerations and the various options available to the Council were noted.

The following action was ultimately taken.

MOTION: Councilman Walker moved to grant the appeal and deny CUP 86-26. His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, the possibility of an apartment development concept on the subject site was noted, and City Attorney Remelmeyer provided desired clarification

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regarding the legal considerations involved, including required findings and preparation pertaining to the establishment of a moratorium on construction in that area.

Roll call vote on the above motion proved unanimously favorable.

MOTION: Councilman Wirth moved to direct the City Attorney to study options of different types of moratoriums, and report back to the Council on November 18, 1986. His motion was seconded by Councilman Mock, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate and Walker.

Councilman Mock requested that staff investigate the apparent compounding of parking problems related to the National Guard Armory (per Planning Commission minutes on this item).

* * *

At 8:45 p.m., a brief recess was called by the Mayor. The Council reconvened at 9:00 p.m., to continue with their regular agenda order.

* * *

15c. EA 86-17 (CUP 86-53, D 86-12): CARVER DEVELOPMENT:

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 Negative Declaration on a proposal to construct a four-story or an eight-story office building and a ten-story 300 room hotel in the M-2 zone at 1995 West 190th Street. EA 86-17, (CUP 86-53, D 86-12): CARVER DEVELOPMENT.

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

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Staff presentation was provided by Planning Associate Woodward, who noted: Environmental Review Board recommends issuance of a Negative Declaration; Staff recommends preparation of an Environmental Impact Report.

Additional staff clarification was provided by Planning Associate Woodward in response to Council inquiries, following which Mayor Geissert invited the proponent to speak.

Mr. Robert Katherman, 1334 Parkview Avenue, Suite 100, Manhattan Beach, was present to represent Carver Development. This speaker described their proposal in some depth, addressing particularly the issue of traffic and the ameliorating conditions proposed. Judging their Traffic Study to be comprehensive and complete, Mr. Katherman requested that the Environmental Review Board decision for a Negative Declaration be upheld.

The next speaker was Mr. Roy Nakamura, Crane and Associates, 2007 Sawtelle Boulevard, Suite 4, West Los Angeles, who reviewed the traffic study provided and explained the traffic analysis as submitted, specifying certain street improvement measures proposed by the applicant.

Following staff input and expansion by Associate Traffic Engineer Vance, Mayor Geissert invited audience comments.

Serious concerns regarding the negative traffic impact as it relates to their small residential area were expressed by the following speakers:

- Mr. Bob Forsythe, 18814 Haas,
- Mr. B. F. Lamb, 18727 Haas,
- Mr. Ken Long, 18801 Haas,
- Mr. Dwayne Brown, 18807 Wilton Place.

These speakers pointed out the grave traffic situation in this location and the seriously impeded ingress and egress from their residential area which will be compounded by the subject project. The provision for sufficient on-site parking so as not to impact the nearby residential area in that regard was also a concern voiced, as was the possibility of increased crime because of the nature of the proposed hotel operation.

Statements of mitigation incorporated in the applicant's traffic study (regarding potential street widening) were questioned as to viability, and the requirement of an Environmental Impact Report was urged by these area residents.

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Mr. Katherman returned to the podium and, in response to a question by Councilman Wirth, advised that although they have not met with the neighbors, they are willing to do so for purposes of reviewing the traffic study which has been prepared for the subject project.

The possibility of a "special study" involving expanded traffic considerations was suggested by Councilman Walker, who voiced his opinion that regardless of the outcome of this particular case, the City should address the existing traffic problems experienced by the residential community west of the proposed development.

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

Councilman Walker acknowledged the major traffic problems involving the nearby residential community; however, because of the significant buffer represented by the San Diego Freeway, it was his opinion that if the developer were to address the concerns expressed this evening and work with City staff and residents, an EIR would not be necessary. The following was then offered.

MOTION: Councilman Walker moved to support the recommendation of the Environmental Review Board for a Negative Declaration on EA 86-17. His motion was seconded by Councilman Mock.

Discussion continued.

At Councilwoman Hardison's request, City Attorney Remelmeyer outlined legal parameters and general guidelines as related to an extended study, as well as to an EIR.

Councilman Applegate commented on the significant change in density and intensity of use on the subject property as represented by the proposed development. Mr. Applegate's concerns included the serious traffic impact for the residential area; certain information set forth in the traffic report submitted (i.e. only 40 employees for the hotel); etc. Noting the importance of considering the quality of life in the residential area --

Councilman Applegate offered a SUBSTITUTE MOTION to require an Environmental Impact Report on EA 86-17 (CUP 86-53, D 86-12): CARVER DEVELOPMENT. His motion was seconded by Councilwoman Hardison.

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There was further debate regarding the issues of concern surrounding this case and the most appropriate manner in which to proceed.

Concerns regarding floor area ratio, as well as density, and traffic were expressed by Councilman Mock, who opined that a more satisfactory design for the project itself is needed rather than an EIR.

Councilman Wirth expressed his displeasure that the developers had not shared their traffic study with the residents nor had they communicated with them regarding the project. As an aside, Mr. Wirth expressed dismay regarding the continuing development in this area on the east side of Western Avenue (City of Los Angeles).

Density was of serious concern to Councilwoman Hardison, who expressed her opinion that an EIR could best address all factors involved in the development of this site.

Mayor Geissert expressed her opinion that there are issues identified with the change of use from manufacturing to commercial and the intensity of the proposed development that are not included in the Crane Study and which could well be addressed in an EIR.

The SUBSTITUTE MOTION (to require an Environmental Impact Report) CARRIED by way of the following roll call vote:

AYES: COUNCILMEMBERS: Applegate, Hardison,
Nakano and Mayor Geissert.

NOES: COUNCILMEMBERS: Mock, Walker and Wirth.

It was directed by Mayor Geissert that staff provide a study, as soon as possible, of the various options for development of the currently undeveloped land in that general area as identified in the Crane Study -- this information to be separate from an EIR.

Councilman Wirth expressed his desire that certain of the mitigation measures suggested in dealing with the traffic demand management system, whether or not the subject project goes forward, should be looked into for critical areas of the City.

Councilman Applegate also recommended that, even if the subject project is not realized, the traffic problem between Wilton Place and Haas Avenue be addressed.

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17. ADMINISTRATIVE MATTERS:17a. EXECUTIVE SESSION:

See Page 27.

17b. NAMING OF PROPOSED ALIGNMENT OF 223RD STREET FROM WESTERN AVENUE TO MADRONA AVENUE:RECOMMENDATION OF STREET NAMING COMMITTEE:

It is the Committee's unanimous recommendation that the name of Plaza Del Amo or Parkway Del Amo be adopted as the street name for the proposed east-west arterial alignment containing the streets of 223rd Street, Plaza Del Amo, Jefferson Street, and Toledo Street and that a resolution be adopted implementing the name change from Crenshaw Boulevard westerly for Plaza Del Amo or from the easterly terminus of Jefferson Street westerly for Parkway Del Amo in accordance with implementation procedures recommended.

Following staff presentation by City Engineer Burtt, Mayor Geissert invited audience input.

Speakers were:

- Mr. Robert W. Lewis, 3115 Merrill Drive, Apt. #36, an officer of Temcor, 2825 Toledo Street -- requested an extension of time for implementation of the change of street name.
- Ms. Linda Lee representing Local Data on Toledo Street -- submitted a petition (of record) containing 23 signatures in support of retaining the name of "Toledo Street".
- Ms. Kathlene Quadrato, 1860 Plaza Del Amo, preferred "Plaza Del Amo" for the entire length.
- Mr. Karl Fechner, 357 Van Ness Way, owner of the Monterey-Toledo Business Park and representing some 40 businesses in that area -- objected to "Plaza Del Amo", and agreed with Mr. Lewis's request for an extended phase-in period.
- Mr. Don Lee, 2931 Toledo Street -- recommended "Plaza Del Amo".

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- Mr. Tom Yuge, 4535 Darien Street, business address: 2360 Plaza Del Amo -- suggested that the existing "Plaza Del Amo" be retained and any extension be named "Del Amo Parkway" or a similar designation.
- Mr. Don Archibald, 2360 Plaza Del Amo -- requested the existing "Plaza Del Amo" be retained.
- Ms. Nancy Hess, 2931 Toledo Street, #53 -- first choice was to retain "Toledo Street"; "Plaza Del Amo" as second choice.
- Mr. William Vincent, 1872 Plaza Del Amo -- prefers "Plaza Del Amo".
- Ms. Mary Tiddlen, 2931 Toledo -- prefers "Toledo Street".

There being no one else in the audience who wished to speak to the issue at this time, Council discussion ensued, followed by the action recorded below.

MOTION: Councilman Walker proposed "Plaza Del Amo" as the name for the major thoroughfare, with "Plaza Del Amo Way" as the offshoot south of Carson Street, and "Plaza Del Amo Place" for the segment of street off of Western Avenue.

The motion, seconded by Councilman Wirth, carried unanimously by roll call vote (Councilman Nakano ABSTAINED).

Councilman Nakano announced, relative to his abstention, that he is anticipating the purchase of property on Toledo Street.

City Manager Jackson indicated that he will pursue the concept of an extended phase-in period with the Post Office officials.

At the request of Mayor Geissert, City Clerk Wilson then assigned a number and read title to Resolution "A" as follows.

RESOLUTION NO. 86-258

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE CHANGING THE NAME OF
TOLEDO STREET TO PLAZA DEL AMO

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At this point, Councilman Applegate noted that the above resolution should be modified to indicate that the existing Plaza Del Amo south of Carson Street would be changed to "Plaza Del Amo Way" and the existing Plaza Del Amo projecting from Western Avenue would be called "Plaza Del Amo Place" (per Councilman Walker's above motion).

MOTION: Councilman Applegate moved to amend Resolution No. 86-258 to reflect the above noted changes. His motion was seconded by Councilman Wirth, and roll call vote proved unanimously favorable (Councilman Nakano ABSTAINED).

Mr. Tom Yuge then approached the podium and requested that there be further consideration by the Street Naming Committee of the sections of Plaza Del Amo above designated as Plaza Del Amo Way and Plaza Del Amo Place, with an opportunity for input by interested citizens prior to a final decision.

In light of this request, Councilman Wirth MOVED to RECONSIDER the above action to amend Resolution No. 86-258. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Nakano ABSTAINED).

Subsequent to further Council discussion, City Engineer Burtt pointed out that the resolution under consideration encompasses only that portion of the alignment WEST OF CRENSHAW BOULEVARD -- anything that would be implemented to the east of Crenshaw (including the existing portions south of Carson Street and projecting from Western Avenue) would be considered in conjunction with the street alignment and construction which is some two years hence.

Councilman Applegate then MOVED to adopt Resolution No. 86-258, as written. This motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilman Nakano ABSTAINED).

MOTION: Councilman Wirth moved to refer to the Street Naming Committee, the matter of the present Plaza Del Amo south of Carson Street; also the portion of Plaza Del Amo off of Western Avenue (earlier indicated as -Way and -Place, per Council preference). This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Nakano ABSTAINED).

Councilman Walker requested (without objection) that the decision above referenced in Councilman Wirth's motion, be made as soon as possible with a report to the Council.

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17c. REQUEST FOR COMPUTER CONSULTANT SERVICES:

Considered earlier - see Pages 7-9.

17d. REQUEST OF RIVIERA HOMEOWNERS ASSOCIATION FOR THE ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR THE TRIMMING OF CITY-OWNED TREES:RECOMMENDATION:

The City Manager and Street Superintendent jointly recommend that your Honorable Body adopt the attached Resolution provided residents of the Riviera area agree to provide \$13,000 in start-up study costs.

Dr. Robert Mantovani was present to represent the Riviera Homeowners Association in this matter and provided background information to their request for tree trimming maintenance in the Riviera area of the City.

The complexities involved in forming an Assessment District for this purpose (as requested in correspondence from the Riviera Homeowners Association) were related by City Manager Jackson.

Following a brief discussion of the various options which might be considered, costs involved, etc., it was agreed that appropriate staff members will meet with representatives from the Riviera and share with them the City's posture in this program, as well as explore the concept of a permit program as presently being considered.

Also present in the audience on this subject was Ms. Marie McDonald, 937 Calle Miramar, who voiced her opposition to an assessment district for the purpose of tree trimming.

* * *

At 12:07 a.m. (October 29, 1986) the City Council convened in Joint Session with the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 12:08 a.m. The Council/Agency remained in Joint Session for purposes of a Joint Executive Session to be held later in the meeting - see Page 27.

* * *

20. CONSENT CALENDAR: See Pages 10 and 11.

21. ADDENDUM MATTERS: See Page 11.

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22. ORAL COMMUNICATIONS:

22a. City Manager Jackson related information contained in a memorandum (of record) regarding: DRILLING AGREEMENT WITH MOBIL OIL, and noted the following --

RECOMMENDATION:

The City Manager recommends that the City Council approve the agreement in concept with Mobil Oil, and instruct the Mayor to execute the agreement only on the condition that the agreement is satisfactory to the City Attorney, City Engineer, Building and Safety Director, and the City Manager.

MOTION: Councilman Applegate SO MOVED. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

22b. This being the final City Council meeting for the City's retiring Fire Chief, City Manager Jackson paid tribute to Chief Dick DeYoung and wished him well in all future endeavors. The Mayor and Council echoed these sentiments.

22c. Referencing the Fatburger application (CUP 86-45, considered at the City Council meeting of October 21, 1986, Pages 5-7 of those minutes), City Attorney Remelmeyer provided an update regarding the Code mandated Conditional Use Permit requirements for all restaurant uses in the City.

MOTION: Councilman Mock moved to affirm the Council's desire to enforce the City's present Code requirements requiring Conditional Use Permits for restaurants in the City of Torrance. His motion was seconded by Councilman Mock, and carried unanimously by roll call vote (Councilmen Applegate and Nakano ABSTAINED, having been absent from the October 21 meeting).

Planning Director Ferren alluded to possible complications in this regard which he would like the opportunity to explore further.

MOTION: Councilman Wirth moved that the Council direct staff to bring back information on any further complications of this issue. The motion, seconded by Councilwoman Hardison, carried without objection.

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22d. Councilman Applegate reported that he and Councilman Nakano recently enjoyed a very successful trip to Washington, D.C., relative to the Armed Forces Day Parade.

22e. Councilman Applegate commended the City's Parks and Recreation Department for the condition of Columbia Park where the City recently hosted the AYSO Allstar Soccer Tournament. It was Mr. Applegate's request that appropriate recognition be afforded the Torrance Allstar winners.

22f. Councilman Nakano expressed appreciation for the City's support and involvement in the annual Armed Forces Day Parade.

22g. Councilman Nakano expressed his continuing concerns regarding the current construction of an office building on Sepulveda Boulevard, and the extensive time delays involved in this particular project. Mr. Nakano requested that staff look into ways of bringing proposed projects back to Council for additional review should the delay between approval and actual construction be excessive.

22h. Councilman Wirth called attention to the written TRANSPORTATION COMMITTEE REPORT, of record, which reflected the following RECOMMENDATION:

The committee recommends for immediate action:

1. Install temporary noise monitor to record noise data between and west of remote monitoring sites (RMS) #9 and #1, and appropriate funds for the future relocation of (RMS) #8.
2. Adopt a resolution banning certain aircraft by type that positively cannot meet the Torrance Airport Noise Standards.
3. Move quickly to install signs on the airport to instruct pilots how to avoid noisy test patterns and operations.

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The committee further recommends that agenda items for the full Council be prepared for the following:

1. Torrance City Council supporting the recommendations of the Cerritos City Council relative to air safety and the development of an air collision avoidance system.
2. Torrance City Council supporting the City of Long Beach in their stand against the expansion of commercial flights from the Long Beach Airport.
3. Hire consultants to conduct an in-depth type ban study to determine the types of aircraft that cannot meet the Torrance Airport Noise Standards, study the feasibility and safety ramifications of lowering the airport noise levels, and study the feasibility of limiting the weight of planes that may operate at Torrance Airport.

MOTION: Councilman Wirth moved to concur with the recommendation of the Transportation Committee, as stated. His motion was seconded by Councilman Mock.

Prior to roll call vote, there was some question by Building and Safety Director Grippo regarding the "temporary" status of a noise monitor (Recommendation #1 for immediate action). Following clarification of intent, Councilman Wirth amended his motion to indicate that the Committee's recommendation #1 for immediate action is to be modified to delete the word "temporary".

Councilman Applegate stressed the importance of Airport Commission review in matters such as this.

Councilman Wirth requested that the Council be provided with further information regarding the designation of temporary noise monitor/temporary site, because of some underlying confusion in that regard.

Roll call vote on the above motion proved unanimously favorable.

22i. Mayor Geissert requested that staff formulate a list of nuisance-water drainage problem areas throughout the City.

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The Council now returned to --

17a. EXECUTIVE SESSION:

The City Council/Redevelopment Agency having remained in Joint Session (see Page 23), 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 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. City of Torrance vs. Group W Cable, Inc., et al, Los Angeles Superior Court Case No. C607766.
2. Koel Caldwell vs. City of Torrance, South Bay Judicial District Case No. 128809.

The City Council will also recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation for certain employee groups. The authority for holding a closed session for this purpose is contained in Government Code Section 54957.6.

The City Council will also recess to closed session, acting as the Redevelopment Agency, for the purpose of conferring with the Agency's legal counsel concerning the leasing of property located at Engracia and Cravens Avenues. This closed session is being held pursuant to the provisions of Government Code Section 54956.8.

At 12:37 a.m. (October 29, 1986), the City Council/- Redevelopment Agency of the City of Torrance recessed to Joint Executive Session, returning at 1:06 a.m., to take the following Council related action.

MOTION: Councilman Applegate moved to concur with the recommendation of settlement of the City Attorney in the case of Koel Caldwell v. City of Torrance. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilman Mock was absent).

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23. ADJOURNMENT:

23a. RECOMMENDATION OF CITY MANAGER:

It is recommended, in light of the upcoming elections on November 4, and the Veterans' Day Holiday on November 11, that your Honorable Body adjourn to November 18, 1986, 5:30 p.m.

At 1:08 a.m., the City Council/Redevelopment Agency formally adjourned to November 18, 1986, 5:30 p.m.

#

Katy Heiser
Mayor of the City of Torrance

Donald E. Gibson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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