

I N D E X

Torrance City Council - February 10, 1987

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Adjournment at 10:57 p.m. to February 17, 1987.

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Peggy Laverty
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, February 10, 1987, at 7:15 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 Boy Scout Troop #310, James Gordon, Scoutmaster.

The invocation for the meeting was provided by Rabbi Eli Hecht, Chabad of South Bay.

4. APPROVAL OF MINUTES/MOTION TO WAIVE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of January 13, 1987, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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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 Mock, and carried unanimously by roll call vote.

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee
Met at 5:00 p.m., this date -
Report forthcoming.

Community Planning and Design Committee
March 10, 1987, 5:00 p.m.
Subject: R-3 lots.

Transportation Committee
Met February 9, 1987 with representatives
of the Redondo Beach City Council -
Report forthcoming.

* * *

At the invitation of Mayor Geissert, City Librarian Buckley introduced newly appointed Library Program Administrator Paula Weiner, who is in charge of Branches and Children's Services; and Norm Reeder, Program Administrator responsible for the Main Library, the Automated System, and Reference Services.

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Noting that 1987 is the 75th Anniversary of the founding of the City of Torrance, Mayor Geissert announced that a Blue Ribbon Committee has been working with a Committee of the City Council in the planning of a series of City-wide celebrations in recognition of this historic event.

Committee Members were introduced as follows:

- Former Mayor Albert Isen
- Former Mayor Ken Miller
- Former Mayor Jim Armstrong
- Ms. Ella Schwartz
- Mr. Dick Rossberg
- Ms. Polly Watts
- Ms. Cherryl Liddle.

The new logo design incorporating the Railroad Bridge in Downtown Torrance was then displayed for the benefit of those present, and the Friendship Festival planned for April 4, was described by Mr. Dan McClain, General Manager of the Torrance Area Chamber of Commerce.

* * *

8. COMMUNITY MATTERS:

8a. COMMUNITY SERVICE AWARDS:

Mayor Geissert presented Community Service awards to the following recently retired Commissioners --

Airport:

George Drale
Matthew Pastell

Environmental:

Robert Carr

Fine Arts:

Elizabeth Settle

Library:

Robert Alderman
Mary Cooper

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Parks and Recreation:
Georgean Griswold

Traffic:
John Bramhall
Janice Untereiner.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. COMMISSIONERS' ATTENDANCE AT STATE CONFERENCE:

RECOMMENDATION:

The Parks and Recreation Commission is recommending that your Honorable Body authorize two additional members to attend the 39th Annual California and Pacific Southwest Recreation and Park Conference, March 12-15, 1987 in San Francisco, California.

MOTION: Councilman Walker moved to concur with the above recommendation of the Parks and Recreation Commission. His motion was seconded by Councilman Mock.

Prior to roll call vote, Councilwoman Hardison expressed her personal opinion that attendance at such conferences should be encouraged on a rotating basis. Mayor Geisert requested that staff provide a report analyzing various approaches to this consideration.

Roll call vote on the above motion was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. COUNCIL AUTHORIZATION to Contract for Building Plan Check Services:

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

Staff recommends the award of a contract to J. R. Johnson Associates to provide building plan check services and adoption of the Resolution approving the Agreement between the City of Torrance and J. R. Johnson Associates.

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MOTION: Councilman Applegate moved to concur with the above staff recommendation. His motion was seconded by Councilman Wirth, and no objections were indicated.

RESOLUTION NO. 87-32

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 J. R. JOHNSON ASSOCIATES FOR BUILDING PLAN CHECK SERVICES

MOTION: Councilman Nakano moved to adopt Resolution No. 87-32. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

15. HEARINGS:

15a. PROJECTS IN PLAN CHECK WITHIN STUDY AREA:

Mayor Geissert announced that this was the time and place for the public hearing regarding consideration of a report and recommendations of the Council Committee on Planning and Design on small (50 feet and less front property line) R-3 lots in the study area bounded by Carson Street on the north, Lincoln Avenue on the south, Border Avenue on the east and Arlington Avenue, Plaza del Amo and Martina Avenue on the west and additional recommendations regarding development standards for all R-3 lots in the City and consideration of a building moratorium on R-3 lots throughout the City.

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

Staff presentation was provided by Planning Associate Woodward. City Attorney Remelmeyer distributed variations of moratorium ordinances which the Council might wish to consider, and provided clarification regarding these options and the practices and procedures related thereto.

Mayor Geissert then invited Councilman Walker, as Chairman of the Council's Community Planning and Design Committee, to provide a Committee report on this agenda item.

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Councilman Walker noted that the Committee had met immediately prior to this Council meeting, at which time consideration encompassed parking, density, garage use standards, open space calculations, etc. Mr. Walker advised that there was Majority Committee concurrence that a City-wide moratorium on R-3 properties would not be necessary at this time providing the Council, as a whole, concurs with the Committee's interpretation that roof-top deck areas NOT be allowed to count toward the required open space for a project (see Page 7 for action in this regard). Another Committee meeting is scheduled for March 10, per Mr. Walker.

A Minority Committee Report was provided by Councilwoman Hardison, who expressed her desire to explore moratorium options with the rest of the Council prior to declaring either for or against such action herself. Basic concerns relating to density and the need to maintain the integrity of R-1 neighborhoods in the Andreo/Gramercy areas were noted by Mrs. Hardison.

Councilman Wirth reviewed related concerns and the need for a thorough understanding as to the potential of building permit issuance on various projects during this interim study period. Director of Building and Safety Grippo provided desired clarification and projections regarding these projects.

Audience input was then invited by the Mayor.

Mr. Bob Basen, 21738 Anza Avenue, developer of one of the projects proposed for Martina Avenue, spoke in opposition to a moratorium and suggested that, if a moratorium is considered, all projects presently in plan check that meet current Code requirements be allowed to continue.

Mr. Phil Smaleck, 1723 Sunset Avenue, Santa Monica, addressed the consideration of open space, parking, etc., and recommended that those projects presently in plan check be grandfathered in.

Next to speak was Mr. W. G. Brugger, 2348 West 230th Street, who opposed a moratorium and suggested that lower density is not necessarily desirable for the City.

Mr. Ruben Diablo, 1746 Manuel Avenue, favored a temporary moratorium with ultimate increased restrictions on density, parking, etc.

Ms. Nancy Sherwood, 2413 Andreo Avenue, urged that no more than three units be allowed per R-3 parcel and that such restrictions be imposed immediately.

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Calling attention to the severe parking problem in her area, Ms. Vera Holcomb, 222nd and Cabrillo, voiced opposition to any future apartment development in this vicinity.

Mr. Rob Willapoe, 5248 Lorelei, Lakewood, a commercial banker, favored allowing those projects presently in plan check to proceed with development.

More stringent density controls were urged by Ms. Hilda Preston, 2440 Gramercy.

Mr. Tony Kriss, 18528 Gramercy Place, expressed his opinion that the imposition of a moratorium would be unfair to those with building plans in process.

Opposition to a moratorium was also indicated by Mr. John Larson, 2436 Andreo Avenue.

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

An extensive Council discussion ensued encompassing the complexities of this issue and the appropriate direction to be taken prior to the next Council Committee meeting on March 10. The overall desire to protect the quality of life in this City while, at the same time, dealing with growth and development were acknowledged.

MOTION: Councilman Walker moved that it be established that it is not the Council's intent to count roof decks as part of the open space requirement in the R-3 zone. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

Councilwoman Hardison specifically inquired regarding the likelihood of any of the four projects within the study area presently in plan check being in a position to pull building permits within the next 30 days. Building and Safety Director Grippo indicated his opinion that such an action would be difficult, but not impossible.

MOTION: Councilman Walker moved to hold Agenda Item 15a, until the City Council meeting of March 10, 1987, 7:00 p.m. His motion, seconded by Councilman Mock, carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS Wirth and Mayor Geissert.

Mayor Geissert indicated serious concerns, particularly regarding the central residential area, which she would like to see maintained at densities that are somewhat commensurate with those presently existing. The Mayor stated her opinion that a moratorium provides "breathing space" during the establishment of new controls.

Serious concerns were likewise expressed by Councilman Wirth regarding the overall development in the downtown area, and the need for careful consideration by the Council. Mr. Wirth requested that staff provide an update on a regular basis of pending developments and projects currently in plan check involving R-3 properties. Councilwoman Hardison requested that this update be on a City-wide basis, and also that anyone indicating potential activity on any R-3 property be informed that changes are pending which may affect their project.

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At 9:45 p.m., Mayor Geissert called a brief recess. The Council reconvened at 10:05 p.m., to continue with their regular agenda order.

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17. ADMINISTRATIVE MATTERS:

17a. AMENDMENT TO WHITTLESEY MOTORS LEASE AGREEMENT:

RESOLUTION NO. 87-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF A THIRD AMENDMENT TO LEASE BETWEEN THE CITY OF TORRANCE AND DAVID R. WHITTLESEY

MOTION: Councilman Nakano moved to adopt Resolution No. 87-33. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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17b. CHILD CARE STUDY TEAM RECOMMENDATIONS:RECOMMENDATION:

The Child Care Study Team recommends that your Honorable Body support the concept of a City-involved child care program and direct the Team to analyze further the options listed below and report its findings and recommendations by April 30, 1987:

- Determine the feasibility of contracting with Equipoise Children's Services for referral service to child care services in the community.
- Determine the terms and conditions to create a partnership between the City and the private sector for operating a child care center for employees at the Greenwood site.
- Determine the feasibility of contracting with a qualified non-profit agency to operate a child care center for employees at the Greenwood site.
- Determine costs and conditions for a City operated child care center at the Greenwood site.

It is further recommended that your Honorable Body affirm that the costs for a City-involved child care program are to be on a self-sustaining fee-offset basis exclusive of the collective bargaining process.

Ms. Lael Walz, Chairman of the Child Care Study Team, responded to Council inquiries and provided clarification of the team's investigative efforts to date.

Concerns were voiced by Councilman Applegate particularly in the areas of financing, liability, responsibility, controls, etc. A detailed analysis of all costs involved in such a program was requested by Mr. Applegate.

MOTION: Councilman Wirth moved to approve the Committee recommendation on Agenda Item 17b, to continue the study of the four concepts presented, with the matter to be returned to the Council when further information is available. His motion was seconded by Councilman Mock.

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Prior to roll call vote, Mayor Geissert requested that staff also look into various funding possibilities which might be available for such a project.

Roll call on the above motion was unanimously favorable.

17c. EXECUTIVE SESSION:

See Page 12.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3184:

ORDINANCE NO. 3184

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 95.3.15
OF THE TORRANCE MUNICIPAL CODE CONCERNING
PUBLIC FACILITIES AT SERVICE STATIONS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3184 at its second and final reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT: To furnish Trophies for use
in the Recreation Department's Sports Programs
Ref: Bid B87-4
Estimated Expenditure: \$21,281.36, including tax.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is recommended that Council award an annual contract to Los Altos Trophy Co., Inc. of Los Alamitos, California, to furnish trophies for the City's Sports Programs, in the anticipated amount of \$21,281.36, including tax.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 20a. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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At 10:30 p.m., the City Council recessed and convened as the Redevelopment Agency of the City of Torrance, adjourning as the Redevelopment Agency at 10:31 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. Councilwoman Hardison announced that the Torrance Council PTA recently presented an Honorary Service Award to Police Officer Larry Fuller.

22b. Councilman Wirth expressed his concern regarding potential negative effects on this City as a result of the State Legislature's Transit Reorganization Plan. Mayor Geissert directed that this matter be returned to the Council as a regular agenda item.

22c. Mayor Geissert announced the eighth annual Tom Sullivan 10-k Run scheduled for March 15, 1987. The Mayor noted that this year's event will also include a Three-Mile Stride event.

22d. Ms. Peggy Emerson, 18974 Monte Vista Drive, Saratoga (owner of property at 22129 Linda Drive, Torrance) registered her disapproval of the resultant effect on her Linda Drive property of street improvement activity in that area of the City. Ms. Emerson referenced photographs which were in the hands of Councilmembers, and advised that she is submitting an insurance claim to the City.

22e. Ms. Mary Cooper, 3346 Dalemead Street, advised the Council that a fiesta was held during the early days of the founding of the City of Torrance.

22f. Mr. John Eubanks, 21617 Ladeene Avenue, President of the Southwood Homeowners' Association, expressed his concern regarding the effect on the character of neighborhoods when there has been a "wholesale removal of trees," and recommended that there be efforts by the City to improve communication with residents concerning curb repair and tree removal/trimming.

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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:

The lease of City-owned property located at the airport to F.A.B. This property consists of 13 acres and is located west of Aeroway and south of Airport Drive, at Pacific Coast Highway and Madison. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.8.

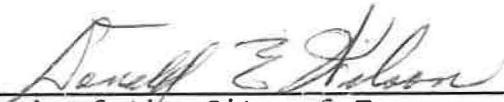
The Assistant City Manager will be discussing with the City Council the possible sale or other disposition of surplus City property located at 237th Place and Cabrillo Avenue. The authority for holding a closed session for this purpose is contained in Government Code Section 54956.8.

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.

At 10:57 p.m., the City Council recessed to Executive Session, returning at 11:26 p.m., for formal adjournment. No action was taken as a result of the Executive Session.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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