

I N D E X

Torrance City Council - March 10, 1987

| <u>SUBJECT:</u> | <u>PAGE</u> |
|--|-------------|
| <u>OPENING CEREMONIES:</u> | |
| 1. Call to Order | 1 |
| 2. Roll Call | 1 |
| 3. Flag Salute and Invocation | 1 |
| 4. Approval of Minutes/Motion re Further Reading | 1,2 |
| 5. Motion re Posting of Agenda | 2 |
| 6. Withdrawn or Deferred Items | 2 |
| 7. Council Committee Meetings | 2 |
| <u>8. COMMUNITY MATTERS:</u> | |
| 8a. Proclamation re "Vistas for the Blind Children's Center Day | 3 |
| 8b. Presentation of Retirement Plaque | 3 |
| 8c. Recognition of Soccer Champions | 3,4 |
| 8d. Proclamation re "Soroptimist International of Torrance Day" | 4 |
| 8e. Proclamation re "Sherlock Holmes Day" | 4 |
| 8f. Presentation of Citizen's Award of Valor | 4,5 |
| 8g. Private Industry Council Appointment | 5 |
| <u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u> | |
| 9a. Use of Post Substation Site | 5 |
| 9b. 1986-87 Non-Profit Agencies Grant Program | 6 |
| 9c. Madrona Marsh Perimeter Improvements | 6-8 |
| <u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u> | |
| 10a. CAAP Grant Agreement | 8,9 |
| <u>11. POLICE AND FIRE MATTERS:</u> | |
| 11a. Regulation of Alcoholic Beverage Possession | 9,10 |
| <u>13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:</u> | |
| 13a. Collection of Developer Fees for School District | 10,11 |
| <u>14. PERSONNEL MATTERS:</u> | |
| 14a. JTPA Contracts | 11 |
| <u>15. HEARINGS:</u> | |
| 15a. 1987 Weed Abatement Program | 11,12 |
| 15b. Report on R-3 Lots in Downtown Study Area | 12-21 |
| <u>17. ADMINISTRATIVE MATTERS:</u> | |
| 17a. Cablecast of Sanitation District Hearing | 22 |
| 17b. Executive Session | 29 |
| 17c. Pre-Budget Workshop for Fiscal Years 1987-89 | 24 |
| 17d. Downtown Friendship Festival Fees & Contribution | 22,23 |
| <u>20. CONSENT CALENDAR:</u> | |
| 20a. Release of Bonds - Tract No. 42957 | 27 |
| 20b. Release of Bonds - Tract No. 43335 | 24,25,27 |
| 20c. Release of Bonds - Tract No. 43609 | 25,27 |
| 20d. Final Tract Map No. 25712 | 25,27 |
| 20e. Final Tract Map No. 45096 | 27 |
| 20f. Tract No. 43686 | 27 |

City Council
March 10, 1987

| <u>SUBJECT:</u> | | <u>PAGE</u> |
|-----------------|--|-------------|
| | <u>20. CONSENT CALENDAR (CONT):</u> | |
| 20g. | Award of Contract - Wheelchair Ramps | 25,27 |
| 20h. | Award of Contract - Mobile Radios | 26,27 |
| 20i. | Council Authorization re uniform rental | 26,27 |
| 20j. | Award of Contract - Paging System | 26,27 |
| | <u>22. ORAL COMMUNICATIONS:</u> | |
| 22a. | Mayor Geissert re new Mayor Pro Tem appointment | 2 |
| 22b. | Councilman Applegate re banners | 28 |
| 22c. | Councilman Applegate re street work affecting Armed Forces Day celebration | 28 |
| 22d. | Councilman Applegate re CUP 87-2 | 28 |
| 22e. | Councilman Applegate re recognition for soccer teams | 28 |
| 22f. | Councilwoman Hardison re waiver request before AQMD by oil operator | 28 |
| 22g. | Councilwoman Hardison re street improvement status | 28 |
| 22h. | Councilwoman Hardison re Civil Service/Planning social meeting with Council | 29 |
| 22i. | Mayor Geissert re correspondence from Queen of England to Torrance citizen | 29 |

Adjournment was at 1:20 a.m., (Wednesday, March 11)
to Tuesday, March 17, 1987, 5:30 p.m.

#

Peggy Laverty
Minute Secretary

City Council
March 10, 1987

March 10, 1987

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, March 10, 1987, 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, Assistant City Attorney Quale, and Staff representatives.

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by Boy Scout Troop #310 - James Gordon, Scoutmaster.

The invocation for the meeting was provided by Dr. Donald E. Wilson.

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

MOTION: Councilman Applegate moved to approve the City Council minutes of February 3, 1987 and February 10, 1987, as recorded. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

City Council
March 10, 1987

MOTION: 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 roll call vote was unanimously favorable.

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. This motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee
March 10, 1987, 5:00 p.m.
Subject: R-3 Lots in Downtown Area
(See Agenda Item 15b, Pages 12-21 for agenda item containing Committee report).

Town Hall Meeting 1987 Budget
March 12, 1987, 7:00 p.m.

Ad Hoc Council/Citizens' Committees on 75th Anniversary
March 11, 1987, 4:00 p.m.

Considered next out of order:

22a. Mayor Geissert announced that this marks the inception of Councilman Mark Wirth's six-month term as Mayor Pro Tem, and the close of Councilman George Nakano's term in that capacity. The Mayor expressed appreciation to Mr. Nakano for his able assistance in these recent months.

City Council
March 10, 1987

* * *

At this time the Mayor invited Ms. Pat Wright to the podium. Ms. Wright presented members of her current citizenship class, who introduced themselves. A warm welcome was extended by the Council.

* * *

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming March 15, 1987, as "Vistas for the Blind Children's Center Day":

SO PROCLAIMED by Mayor Geissert and presented to Ms. Diana Grannis, Vistas President, and Ms. Nan Harman, a director for the Tom Sullivan 10K Run.

8b. PRESENTATION OF RETIREMENT PLAQUE:

Mayor Geissert presented a plaque to Ms. Bernice Osborne, Police Records Supervisor, on the occasion of her retirement from the City.

8c. RECOGNITION OF SOCCER CHAMPIONS:

It was with a great deal of pleasure that Mayor Geissert recognized Central Torrance AYSO Area F Champions - Boys' Divisions 4 and 5, who are now to represent the City of Torrance in the Sectional play-offs.

Letters and Team Plaques were presented as follows.

DIVISION 4:

Coach - Terry Whippie
Asst. Coach - Frank Roberto

- Chris Blanco
- Denis Blanco
- Derek Bonnet
- Billy Bynum
- Steve Carroll
- Richard Cohen
- Jason Infante
- Mark Martel
- Spencer Mercer

City Council
March 10, 1987

- Robert Miller
- Bryan Nakano
- Paul Roberto
- Keith Whippie

DIVISION 5:

Coach - Steve Pollock
Asst. Coach - Ken Halland

- Bryan Brauer
- Tony Bridi
- Mike Broadbent
- Eric Fadeley
- Eric Formiller
- Brad Halland
- Brad Henderson
- Erik Kaopua
- Brandon McLemore
- Mike Meinhardt
- Brian Mugford
- Dane Pollock
- Noah Van Zee
- Marc Webb
- Stephen Yokoi.

- 8d. PROCLAMATION proclaiming March 14, 1987, as "Soroptimist International of Torrance Day":

SO PROCLAIMED by Mayor Geissert and accepted with appreciation by representatives of Soroptimist International of Torrance - Ms. Anna Thames, Ms. Debbie Schut, and Torrance Police Sergeant Susan Rhilinger.

- 8e. PROCLAMATION proclaiming March 14, 1987, as "Sherlock Holmes Day":

SO PROCLAIMED by Mayor Geissert. Acceptance was by Mr. J. P. Van Gordon and Ms. Paula Salo, of the Blustering Gales of the Southwest.

- 8f. PRESENTATION OF CITIZEN'S AWARD OF VALOR:

On behalf of her colleagues on the Council and the citizens of Torrance, Mayor Geissert presented the Citizen's Award of Valor to Mr. Toby Robert Fenner in recognition of his

City Council
March 10, 1987

recent heroic life-saving efforts during a fire in a mobile home. There was grateful acceptance of this recognition by Mr. Fenner.

8g. PRIVATE INDUSTRY COUNCIL APPOINTMENT:

RECOMMENDATION OF CARSON/LOMITA/TORRANCE POLICY BOARD:

It is recommended that Council appoint and officially swear in Christine Sanchez of Epson America, Inc. to the Carson/Lomita/Torrance Private Industry Council.

MOTION: Councilman Applegate moved to concur with the above recommendation on Agenda Item 8g. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

Ms. Sanchez was then duly sworn to her new position by City Clerk Wilson.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. USE OF SOUTHERN CALIFORNIA EDISON POST SUBSTATION SITE:

RESOLUTION NO. 87-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE CERTAIN AGREEMENTS BETWEEN THE CITY OF TORRANCE, TORRANCE NATIONAL LITTLE LEAGUE, AND TORRANCE LITTLE LEAGUE FOR THE PURPOSE OF EXTENDING LEASES TO CERTAIN PROPERTY HELD BY THE CITY OF TORRANCE, PURSUANT TO A LICENSE GRANTED BY THE SOUTHERN CALIFORNIA EDISON COMPANY, FOR USE AS BALL FIELDS,
JANUARY 1 THRU DECEMBER 31, 1987

MOTION: Councilman Nakano moved to adopt Resolution No. 87-48. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

* * *

City Council
March 10, 1987

9b. 1986-87 NON-PROFIT SOCIAL SERVICE AGENCIES GRANT PROGRAM:

RECOMMENDATIONS:

| <u>AGENCY</u> | <u>STAFF TEAM RECOMMENDATION</u> | <u>HUMAN RESOURCES COMMISSION RECOMMENDATION</u> |
|---|----------------------------------|--|
| Torrance-Lomita Meals on Wheels | \$ 1,360 | \$ 1,500 |
| 1736 Project | 2,347 | 2,000 |
| Salvation Army | 2,000 | 2,000 |
| West Side Center for Independent Living | 2,000 | 2,000 |
| Retired Senior Volunteer Program | 1,020 | 1,000 |
| South Bay Senior Services | 3,273 | 2,000 |
| South Bay Free Clinic | 3,000 | 2,500 |
| South Bay Alcoholism Services | | 2,000 |
| | <u>\$ 15,000</u> | <u>\$ 15,000</u> |

Parks and Recreation Director Barnett advised that staff is willing to concur with the Human Resources Commission's recommendation as indicated.

MOTION: Councilman Mock moved to concur with the recommendation, as stated, of the Human Resources Commission. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilwoman Hardison requested that the feasibility of a water bill insert regarding the Volunteer Center be investigated by staff, with a report back to the Council.

Roll call on the above motion proved unanimously favorable.

9c. MADRONA MARSH PERIMETER IMPROVEMENTS:

RECOMMENDATION:

It is the recommendation of the Parks and Recreation Director that your Honorable Body authorize staff to negotiate a contract with FORMA for the preparation of construction drawings and specifications related to improvements around the perimeter areas of the Madrona Marsh Nature Preserve. Subject work will be negotiated at a cost not to exceed \$50,000, funded from the City's Parks and Recreation Facilities Fund.

City Council
March 10, 1987

MOTION: Councilman Nakano moved to concur with the above stated staff recommendation. His motion was seconded by Councilman Walker.

Prior to roll call vote, Mayor Geissert invited audience input.

Mr. Jerry Rogers, Administrative Manager of the Torrance Investment Company, #2 North Lake Avenue, Suite 550, Pasadena, advised of the present status of their storm water sump system project to be located on the northwest corner of Sepulveda and Maple. Mr. Rogers pointed out that certain elements of the proposed contract for Marsh perimeter improvements could potentially delay their project which is under a critical time schedule with serious financial commitments involved.

City Manager Jackson advised that the comments and concerns expressed by Mr. Rogers will be made part of the considerations -- it is not intended that the pump station project be delayed or that problems be created for the developer, per Mr. Jackson.

Mr. Ken Gaugh, 18206 Taylor Court, current President of Friends of Madrona Marsh, urged acceptance of staff's recommendation for negotiation of the contract with FORMA. Mr. Gaugh indicated three areas of concern of the Friends: (1) the current design of the sump pump building is aesthetically unacceptable; (2) a pedestrian gate should be added to the existing fence; and (3) the existing fence should be repaired until a new fence can be erected.

The next audience speaker was Mr. Larry Schmidt, Watt Homes, 20000 Mariner Avenue, who expressed his concerns that delays surrounding the matter of the sump pump could result in delays in issuance of occupancy permits for their residential units. If the City chooses to require redesign or relocation of the sump pump building, it was Mr. Schmidt's opinion that the City should then incur any additional costs involved.

During the Council discussion which followed, it was the request of Councilman Wirth that a written report from staff be provided to the Council and that every effort be exerted to preclude problems with the developers or with the public interest groups involved.

City Engineer Burt addressed the importance of following the established time line in the subject consideration and advised, in response to a question by the Mayor, that he would see no problem, at this time, in concurring with staff's recommendation.

City Council
March 10, 1987

Roll call on the above motion to concur with staff's recommendation was unanimously favorable (Councilman Applegate ABSTAINED).

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. CAAP GRANT AGREEMENT:

RECOMMENDATION:

The Department of Transportation and Engineering Department recommend the Following:

1. That your Honorable Body adopt the attached Resolution authorizing the Mayor and City Clerk to execute and attest the CAAP Grant Agreement for the extension of Taxiway #5 at Torrance Municipal Airport.
2. That the contract be awarded to Shawnan Corporation and all other bids be rejected.
3. That \$100,000 be appropriated from the Airport Fund to cover the project costs (\$77,500.00 to be reimbursed through the State CAAP grant).

RESOLUTION NO. 87-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF CERTAIN CALIFORNIA AID TO AIRPORTS PROGRAM (CAAP) GRANT AGREEMENT BETWEEN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF CALIFORNIA AND THE CITY OF TORRANCE

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-49. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, Assistant City Attorney Quale requested that the resolution be amended to personally identify the Mayor and City Clerk, as specifically required in the grant documents.

Councilman Nakano SO AMENDED his above motion. Councilwoman Hardison, as seconder of the motion, accepted the amendment, and roll call vote was unanimously favorable.

City Council
March 10, 1987

MOTION: Councilman Applegate moved that \$100,000 be appropriated from the Airport Fund to cover the project costs. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

11. POLICE AND FIRE MATTERS:

11a. REGULATION OF ALCOHOLIC BEVERAGE POSSESSION:

Deputy Police Chief Hone provided background information on the proposed ordinances which would --

- (1) Prohibit possession of an opened bottle, can, or other receptacle containing any alcoholic beverage on a posted parking lot immediately adjacent to any retail package off-sale alcoholic beverage licensed premise and/or on any public sidewalk immediately adjacent to the licensed and posted premises; and
- (2) Require the above posting of the premises.

Following clarification and expansion by Assistant City Attorney Quale and by Deputy Chief Hone, Mayor Geissert directed that the City Clerk assign numbers and read title to the following ordinances.

ORDINANCE NO. 3187

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 45.4.8. TO CHAPTER 5 OF DIVISION 4 OF THE TORRANCE MUNICIPAL CODE REGULATING THE POSSESSION OF AN OPENED ALCOHOLIC BEVERAGE CONTAINER ON POSTED PREMISES OF OFF-SALE ALCOHOLIC BEVERAGE LICENSEE

MOTION: Councilman Nakano moved to approve Ordinance No. 3187, at its first reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

City Council
March 10, 1987

ORDINANCE NO. 3188

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING SECTION 45.4.9
TO CHAPTER 5 OF DIVISION 4 OF THE TORRANCE
MUNICIPAL CODE REQUIRING THE POSTING OF
PREMISES LICENSED FOR THE RETAIL OFF-SALE
OF PACKAGED ALCOHOLIC BEVERAGES

MOTION: Councilman Nakano moved to approve Ordinance No. 3188, at its first reading. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. COLLECTION OF DEVELOPER FEES FOR SCHOOL DISTRICT:

RECOMMENDATION:

The Building and Safety Department recommends that the City Council approve the agreement with the Torrance Unified School District and adopt the resolution authorizing the Department of Building and Safety to collect the developer fees.

MOTION: Councilman Applegate moved to concur with the above stated staff recommendation. His motion was seconded by Councilman Wirth, and Mayor Geissert requested that title be read to the following --

RESOLUTION NO. 87-50

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE DEPARTMENT
OF BUILDING AND SAFETY TO ACT AS AN AGENT
FOR THE TORRANCE UNIFIED SCHOOL DISTRICT
AND COLLECT DEVELOPER FEES

MOTION: Councilman Nakano moved to adopt Resolution No. 87-50. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, Mr. Tony Kriss, Director of the California Association of Realtors, 18528 Gramercy Place, addressed the Council and expressed the opinion that the Board of Education should be prudent in its future plans for the use of these Developer Fees.

City Council
March 10, 1987

Roll call vote on the above motion was unanimously favorable.

14. PERSONNEL MATTERS:

14a. JTPA CONTRACTS:

RESOLUTION NO. 87-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THESE CERTAIN CONTRACT AMENDMENTS BETWEEN THE CITY OF TORRANCE AND HUGHES AIRCRAFT CORPORATION AND COMPUTER RELATED TECHNOLOGIES AS WELL AS A CERTAIN CONTRACT RENEWAL WITH BETA TECHNICAL SCHOOL

MOTION: Councilman Nakano moved to adopt Resolution No. 87-51. This motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. 1987 WEED ABATEMENT PROGRAM (B87-12):

Mayor Geissert announced that this was the time and place for the hearing on the Resolution of Intention declaring parcels described in said Resolution to be public nuisances, and providing for the abatement thereof. Mayor Geissert inquired if there were any exceptions to the parcels listed. City Engineer Burtt responded negatively.

The Affidavit of Mailing was presented by City Clerk Wilson, whereupon Councilman Applegate MOVED that the Affidavit of Mailing be received and filed. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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

City Council
March 10, 1987

RESOLUTION NO. 87-52

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE ABATEMENT
OF THE NUISANCE LOCATED ON OR IN FRONT OF
PROPERTIES IN THE CITY OF TORRANCE AS
DESCRIBED IN RESOLUTION NO. 87-35

MOTION: Councilman Nakano moved to adopt Resolution No. 87-52. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

15b. REPORT ON R-3 LOTS IN DOWNTOWN STUDY AREA:

Mayor Geissert announced that this was the time and place for the continued public hearing for consideration of a report and recommendations of the Council Committee on Planning and Design on 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, creation of a new limited R-3 overlay zone, and possible imposition of a building moratorium on multi-family lots in the designated area or city-wide.

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

The detailed staff presentation provided by Planning Associate Woodward, encompassed the following --

RECOMMENDATION:

In order to control the intensity of R-3 development, staff recommends that the size of the units be related to the size of the lot, with a proportional amount of required open space (to a maximum of 600 square feet per unit) and that the parking requirements be related to the number of bedrooms and that current density maximum of 27 units per acre be retained.

Written material which accompanied this agenda item, included three possible moratorium ordinances relating to R-3 development, as follows:

City Council
March 10, 1987

ORDINANCE A imposes a 45-day moratorim on all multi-family lots within a small area bounded roughly by Plaza Del Amo, Cabrillo, Lincoln, and Arlington.

ORDINANCE B imposes a 45-day moratorium on all multi-family lots within a large study area bounded roughly by Carson, Cabrillo, Lincoln, Arlington, and Martina.

ORDINANCE C imposes a 45-day moratorium on ALL multi-family lots within the City.

Three different ordinances dealing with the development of multi-family lots were also provided as follows:

BROWN ORDINANCE:

This is the simplest ordinance. It creates a new zone called R-3-3 (THREE-FAMILY MULTIPLE-FAMILY RESIDENTIAL DISTRICT). This zone, wherever applied, permits only three dwelling units per lot or parcel maximum.

It is an emergency ordinance, but if adopted would require zoning hearings to apply it to any lots or parcels in the City. Therefore, a moratorium might be helpful in order to permit zoning hearings and to get these rules in place on property as required.

The development standards on the lots or parcels are the same as currently applied for R-3 for for the maximum density.

YELLOW ORDINANCE:

This ordinance also creates a new zone R-3-3 which restricts development to three dwellings per parcel.

It is also an emergency ordinance, and a moratorium would also be helpful in order to hold the zoning hearings for changes of zone.

This ordinance also imposes new development standards for land zoned R-3-3:

City Council
March 10, 1987

a) An F.A.R. of .5 to 1 is required (all units combined);

b) Off-street parking is changed as follows:

i) 0 bedrooms: 1-1/2 parking spaces;

ii) 1 or 2 bedrooms: 2 parking spaces;

iii) 3 or more bedrooms: 3 parking spaces

c) 600 square feet of open space, but 50% must be adjacent to the unit--no bonus for balconies or patios;

d) 200 cubic feet of lockable storage space required.

SALMON ORDINANCE:

This ordinance takes a different approach and imposes new development standards on all R-3 lots in the City.

It is an emergency ordinance but does not require a moratorium because it would impose the new development standards on all R-3 zoned property in the City immediately (and all other property which uses the R-3 for development standards).

The new ordinance imposes the following changed development standards:

a) It would require a F.A.R. of .5 of 1 for all units on the lot.

b) It would impose parking requirements of:

i) 0 bedrooms: 1-1/2 parking spaces;

ii) 1 or two bedrooms: 2 parking spaces;

iii) 3 or more bedrooms: 3 parking spaces.

City Council
March 10, 1987

c) 600 square feet of open space, but 50% must be adjacent to the dwelling unit--no bonus for balconies or patios.

d) 200 cubic feet of lockable storage space required.-

* * *

A Majority Council Committee report was presented by Councilman Walker, Chairman of the Council's Community Planning and Design Committee. At this time, Councilman Walker recommended adoption of Moratorium Ordinance "A", modified to include the Andreo/Gramercy area south of Plaza del Amo; adoption of the R-3-3 zone; adoption of the "Salmon Ordinance", modified to affect parcels of 10,000 square feet or less, and to require that garage doors on alleys be of the roll-up type.

The Minority Council Committee report was provided by Councilwoman Hardison who recommended that concerns including garage and utility room sizes; dwelling heights in R-3-3; garage turning ratio; parking concerns on larger lots; etc. be addressed by staff prior to adoption of any of the alternative ordinances presented.

Councilman Mock, the third member of the Council Committee on Community Planning and Design, suggested that the Committee further explore concerns indicated above by Councilwoman Hardison, and return to the Council in 30-60 days with a further recommendation.

In response to an inquiry by Councilman Wirth, Planning Director Ferren clarified that open space is designated as open ground to the sky -- a breezeway cannot, therefore, be counted as open space. Mr. Wirth then indicated his concerns regarding the statement in the "Salmon Ordinance" which allows for recreation rooms and gyms to be calculated as allowable usable open space up to 25% of the total requirement.

Mayor Geissert then invited audience input. Speakers were --

Ms. Kathleen Quadrado, 1860 Plaza Del Amo, requested that zoning and development standards in her area not be changed, and recommended that the needs of R-3 areas in the City be considered on an individual basis.

*

City Council
March 10, 1987

Mr. Derf Fredericks, President of the Torrance/Lomita/Carson Board of Realtors, 22833 Arlington, objected to additional restrictions on R-3 properties which would adversely affect the rights of property owners and would also be detrimental to property values in the City of Torrance.

*

Ms. Nancy Sherwood, 2413 Andreo, concurred with the proposed R-3-3 zoning.

*

Mr. Tony Kriss, Director of the Torrance/Lomita/Carson Board of Realtors, and Chairman of their Housing Element Advisory Committee, 18528 Gramercy Place, requested and received clarification from Assistant City Attorney Quale regarding justification for emergency type ordinances as presented. Mr. Kriss outlined their concerns and stressed their contention that there has been insufficient time for appropriate citizen review and study of the proposals, and he urged that a decision on this matter be postponed for a minimum of 30 days.

*

Mrs. Gerry Rische, 22920 Carlow Road, read aloud a prepared statement (of official record) from the Torrance League of Women Voters, urging careful consideration of the density issue.

*

Mr. Evin Peters, 23305 Grant Avenue, a builder, described his frustrations concerning the property at 2412 Cabrillo, currently in plan check. Mr. Peters outlined the progression of events surrounding that property; their efforts to comply with all City requirements; and suggested that a time frame be established for the imposition of any changes in the zoning ordinances in order that developers might better be able to deal with the situation.

*

Mr. George Mobley, Torrance/Lomita Board of Realtors, expressed concerns regarding a decline in property values which would result from any change in allowable density.

*

City Council
March 10, 1987

Mr. Doug Maupin, 1309 West Sepulveda Boulevard, owner of two pieces of property in the study area and also a partner in Storm Industries, noted his opinion that the proposed standards would prove to be detrimental to condominium development in the City of Torrance. He encouraged the Council to grandfather in anyone who has progressed through the City's approval process.

*

Ms. Pat Hornback, 2416 Andreo Avenue, opposed any three-story residential development in her area, noting the importance of maintaining the single-family integrity of the neighborhood.

*

Ms. Rose Schmidt, 1918 Cabrillo, requested that there be no zone change on her street.

*

Mr. Tony Arnest, representing WESCO Development, 23545 Crenshaw Boulevard, advised of his seven-unit project on Grammercy, which has proceeded through the Planning process and is currently in plan check. Mr. Arnest supported the concept of grandfathering in projects which have successfully passed through the City's review process.

*

Mr. Ed Carol, 25203 Weston Road, expressed dismay at the thought of any zone change on R-3 properties.

*

Mr. Paul Novak, with the Building Industry Association, 1571 Beverly Boulevard, Los Angeles, urged that the standards not be changed.

*

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

City Council
March 10, 1987

A lengthy Council discussion ensued during which the pros and cons of the various optional approaches were weighed and the specific elements of the individual projects were addressed.

A motion was then offered as is indicated below.

MOTION: Councilman Walker moved to adopt Moratorium Ordinance "A", which imposes a 45-day moratorium on all multi-family lots in a small area bounded roughly by Plaza del Amo, Cabrillo, Lincoln and Arlington; and also to approve the "Yellow Ordinance", which creates the R-3-3 zone and the criteria in this focused area. The motion was seconded by Councilman Wirth.

During the continuing discussion the following AMENDMENTS TO THE MOTION were imposed by Councilman Walker with the concurrence of Councilman Wirth.

- o Development Standards in the R-3-3 zone shall require that garage doors on alleys be of the roll-up type.
- o Subparagraph b, under Section 93.2.2 is to be deleted.
- o The allowance of recreation rooms or gyms to be counted as usable open space is to be deleted.
- o The moratorium is to be effective for 60 days, rather than 45 days.

(Note: Roll call vote was not taken on the above motion).

Councilman Applegate expressed his opinion that the imposition of a moratorium is not absolutely necessary at this time and is not a fair approach to the problem.

Councilwoman Hardison indicated her wish to see certain specific guidelines more thoroughly considered and defined prior to the initial adoption of the ordinances. Mrs. Hardison's concerns included: size of garages and storage areas; guest parking on larger R-3 lots; and development parameters for small size R-3 parcels outside the designated moratorium area.

At the direction of Mayor Geissert, City Clerk Wilson assigned a number and read title to --

City Council
March 10, 1987

Emergency Ordinance "A"

ORDINANCE NO. 3189

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE IMPOSING A
MORATORIUM ON THE DEVELOPMENT OF CERTAIN
LOTS IN THE CITY WHICH ARE WITHIN CERTAIN
DEFINED BOUNDARIES; AND DECLARING THE
PRESENCE OF AN EMERGENCY

MOTION: Councilman Walker moved to adopt Emergency Ordinance No. 3189, MODIFIED to place the moratorium for 60, rather than 45 days, at its first and only reading. His motion was seconded by Councilman Wirth, and carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

Attention was then focused on the "Yellow Ordinance", with Councilman Walker noting the following desired modifications to that ordinance -- roll-up garage doors required on alleys; Section 93.2.2.b to be deleted; and allowance of recreation rooms/gyms as open space to be deleted.

Emergency Ordinance

ORDINANCE NO. 3190

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE ADDING A NEW
ARTICLE 13 TO CHAPTER 1 OF DIVISION 9
OF THE TORRANCE MUNICIPAL CODE, RELATING
TO A NEW THREE-UNIT MULTIPLE-FAMILY
RESIDENTIAL DISTRICT AND PROVIDING NEW
DEVELOPMENT STANDARDS; AND DECLARING
THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Walker moved to adopt Emergency Ordinance No. 3190, AS AMENDED, at its first and only reading. His motion, seconded by Councilman Wirth carried as follows:

City Council
March 10, 1987

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

NOES: COUNCILMEMBERS: Applegate.

Councilman Applegate again indicated his opinion that there are other means of control available to the City.

The "Salmon Ordinance" was addressed at this point, with Councilman Walker suggesting that the ordinance be amended to require roll-up garage doors on alleys, and that the City Attorney be directed to return in one week with an amendment to indicate its application only to parcels of less than 10,000 square feet.

Mayor Geissert recommended that the "Salmon Ordinance" be adopted as presented, with a request that the Planning Department be directed to return with recommended modifications with a "narrowing down of these standards."

MOTION: Councilman Mock moved to adopt the "Salmon Ordinance" as presented by staff. His motion was seconded by Councilwoman Hardison.

Mayor Geissert requested that the City Clerk assign a number and read title to --

Emergency Ordinance

ORDINANCE NO. 3191

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ESTABLISHING CERTAIN NEW
DEVELOPMENT STANDARDS WITHIN THE R-3 ZONE,
AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilwoman Hardison moved to adopt Emergency Ordinance No. 3191 at its first and only reading. Her motion, seconded by Councilman Wirth, carried as is indicated below.

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

NOES: COUNCILMEMBERS: Applegate and Walker.

City Council
March 10, 1987

MOTION: Councilman Wirth moved to request staff to come forward at the March 17, 1987, Council meeting with recommendations as to how to handle grandfathering projects currently in the plan check process. His motion was seconded by Councilman Walker.

Prior to roll call vote, Councilman Mock offered a Councilmanic request that staff evaluate the ordinances in light of some of the concerns expressed by Councilwoman Hardison, with the intent that the Council's Community Planning and Design Committee meet to evaluate those recommendations.

Councilman Wirth's above motion carried as follows.

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

NOES: COUNCILMEMBERS: Applegate.

MOTION: Councilman Wirth moved that staff be directed to return to the Council within 60 days with suggested modifications or modifications to the "Salmon Ordinance." This motion was seconded by Councilman Mock, and carried as is indicated below:

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

NOES: COUNCILMEMBERS: Applegate.

* * *

The hour being 11:10 p.m., Mayor Geissert called a brief recess. The Council returned at 11:35 p.m., to resume its regular agenda order.

* * *

City Council
March 10, 1987

17. ADMINISTRATIVE MATTERS:

17a. CABLECAST OF SANITATION DISTRICT HEARING:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council authorize the Office of Cable Communications to videotape the March 18 Sanitation District Hearing and provide a copy to the City of Redondo Beach for playback on their cable television system. The City Manager further recommends that the Sanitation District reimburse the City for the costs which are associated with the taping of the meeting.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

It was directed by Mayor Geissert that an agenda item be prepared for the March 17 Council meeting pertaining to the City's position on matters to be considered by the Sanitation District on March 18.

17b. See Page 29.

17c. See Page 24.

Considered next by the Council out of order --

17d. REQUEST FOR WAIVER OF FEES AND FINANCIAL CONTRIBUTION FOR DOWNTOWN FRIENDSHIP FESTIVAL:

RECOMMENDATION:

Based upon the analysis (per staff material of record) the City Manager recommends that your Honorable Body waive fees and services for all items except the \$645.00 Building and Safety fees.

If your Honorable Body desires to contribute cash to this event, it should be done via a formal contract on a one-time, non-precedent setting basis.

Mayor Geissert invited Council discussion on this request from the Torrance Area Chamber of Commerce and the Downtown Friendship Festival Committee for City assistance by way

City Council
March 10, 1987

of the waiver of fees, labor contributions, and a cash contribution of \$4,000.00.

Councilman Applegate concurred with the City Manager's recommendation to waive all City costs EXCEPT for the \$645.000 Building and Safety fees; however, he indicated his desire to grant to the Friendship Festival an amount not to exceed \$4,000.00 on a one-time only basis as "seed money" with the hope that this celebration might become a tradition in the City of Torrance.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Nakano.

Representing the Torrance Area Chamber of Commerce, 3400 Torrance Boulevard, and the many organizations interested in the Friendship Festival, Mr. Dan McClain briefly described their project and requested favorable Council support.

It was the request of Councilman Wirth that specific care be taken, should a banner be placed on the Railroad Bridge, as mentioned in the staff report, that this display be tastefully done. Mr. McClain concurred.

Noting her concerns regarding the details of funding, etc., Councilwoman Hardison recommended that this matter be held for one week and be returned to the Council on March 17, with the appropriate financial evaluations and contractual amendments as suggested by the Assistant City Attorney.

Councilman Mock requested that the City Manager's staff work with the Festival and report back to the Council as to how the moneys are spent and regarding the promotional aspects involved.

Roll call vote on the above motion was unanimously favorable.

Mayor Geissert directed that the City Attorney's office return at the March 17 Council meeting with the necessary contractual amendments for Council action.

* * *

City Council
March 10, 1987

The Council now returned to --

17c. PRE-BUDGET WORKSHOP FOR FISCAL YEARS 1987-89:

City Manager Jackson provided an introduction to the Pre-Budget Workshop for 1987-89, with an overview of the budgetary strategies, procedures, and anticipated impacts.

Mayor Geissert then invited observations and comments regarding specific concerns from individual Councilmembers.

Councilman Mock indicated a desire to explore the approach to a two-year budget concept taken by other cities. Mr. Mock indicated his support of a retained commitment to the Rose Float Association of \$80,000; and also consideration of increasing the amount designated for the City's Non-Profit Social Service Agencies Grant Program.

Councilman Wirth suggested that staff shortages in the Building and Safety Department and the Library be addressed; and that information be provided to the Council regarding costs and an anticipated schedule for finishing the basement at the Civic Center Library; and that efforts be made to bring the Madrona Marsh into an appropriate state for use by the public.

Councilwoman Hardison expressed her concerns in the areas of dependency on carry-over funds and status of service regarding curbs, gutters and street trees in the City.

Mayor Geissert indicated her concerns regarding the anticipated schedule of recovery of funds from the Redevelopment Agency to the City's General Fund.

17d. See Pages 22 and 23.

20. CONSENT CALENDAR:

20a. See Page 27.

20b. RELEASE OF BONDS - TRACT NO. 43335

SUBDIVIDER: Allan J. Blackmore
ENGINEER: Denn Engineers
LOCATION: South and East of Del Amo and
Crenshaw Boulevard
NO OF LOTS: 21.

City Council
March 10, 1987

RECOMMENDATION:

The Engineering Department recommends that the subject bonds be released.

- 20c. RELEASE OF BONDS - TRACT NO. 43609:
SUBDIVIDER: Calprop Corporation
ENGINEER: E. L. Pearson
LOCATION: 19300 Inglewood Avenue (Former
Steel School site)
NO. OF LOTS: 60.

RECOMMENDATION:

The Engineering Department recommends that the subject bonds be released.

- 20d. FINAL TRACT MAP NO. 25712
SUBDIVIDER: Withee-Malcom Partnership
LOCATION: 16632-16714 Yukon Avenue
NO. OF LOTS: 1 (50 unit condo)

RECOMMENDATION:

The Engineering Department recommends that Final Tract Map No. 25712 be approved.

- 20e. See Page 27.

- 20f. See Page 27.

- 20g. AWARD OF CONTRACT FOR CONSTRUCTION OF WHEELCHAIR RAMPS
ALONG CABRILLO AVENUE AND VAN NESS AVENUE (B87-8)

RECOMMENDATION:

The Engineering Department and the Department of Transportation recommend the following:

- 1) That the contract be awarded to Damon Construction Co. and all other bids be rejected;
- 2) That the balance of \$10,931 remaining in the Crenshaw Boulevard sidewalk/bikepath project be transferred to this project to supplement the construction budget.

City Council
March 10, 1987

- 20h. AWARD OF CONTRACT: To purchase four (4) Motorola Mobile Radios from Motorola Corporation, utilizing GSA contract pricing
Ref: GSA Contract No. GS00K 87AGS0613
Funding: 80% Federal Grant No. CA90-X124
20% Transportation Development Act SB325
Expenditure: \$10,727.87, including tax.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is recommended that Council authorize the purchase of the four (4) required mobile radios from Motorola Communications and Electronics, Inc., Government Markets Division of El Segundo, California, with pricing based on GSA Contract No. GS00K 87AGS0613. The total cost of these four (4) mobile radios amounts to \$10,727.87, including tax.

- 20i. COUNCIL AUTHORIZATION to renew annual contract for the rental of City work uniforms for another year, utilizing a "special opportunity" pricing.
Annual Estimated Expenditure: \$60,000.00.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is recommended that Council authorize the continuing of our existing uniform program with its "unlimited" replacement provision of poor appearance uniforms, for another year with the Aratex Services, Inc. company of Paramount, California, with an anticipated annual expenditure of \$60,000.00.

- 20j. COUNCIL AWARD OF CONTRACT: For the purchase of One (1) new City-wide Motorola 900 MHz Paging System
Pricing: Based on Federal Government GSA Contract No. GS00K8501S0635
Total Expenditure: \$53,217.68.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council award a contract for the purchase of the Motorola paging system to Motorola Communications and Electronics, Inc. of El Segundo, California in the total amount of \$53,217.68, including tax.

City Council
March 10, 1987

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

20a. RELEASE OF BONDS - TRACT NO. 42957
SUBDIVIDER: W & B Builders
ENGINEER: Consolidated Consultants
LOCATION: 17831 Prairie Avenue (Former Perry School site)
NO. OF LOTS: 54.

RECOMMENDATION:

The Engineering Department recommends that the subject bonds be released.

20e. FINAL TRACT MAP NO. 45096
SUBDIVIDER: Watt Homes, Inc.
LOCATION: Southeast corner of Toledo and Maple
NO. OF LOTS: 6 (236 units).

RECOMMENDATION:

The Engineering Department recommends that Final Tract Map 45096 be approved.

20f. TRACT NO. 43686
SUBDIVIDER: Torrance Business Park
LOCATION: North Side of Del Amo Boulevard W/o Prairie
NO. OF LOTS: 18.

RECOMMENDATION:

The Engineering Department recommends that the City Council approve an additional eight-month extension (to November 27, 1987) to allow the completion of public improvements per Subdivision Agreement dated March 27, 1985.

MOTION: Councilman Walker moved to concur with staff recommendations on Agenda Items 20a, 20e, and 20f. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Applegate ABSTAINED).

City Council
March 10, 1987

* * *

At 12:25 a.m. (Wednesday, March 11, 1987), the City Council convened as the Redevelopment Agency of the City of Torrance, returning to the Council agenda at 12:27 a.m.

* * *

22. ORAL COMMUNICATIONS:

22a. See Page 2.

22b. Councilman Applegate recommended that the City NOT allow banners to be displayed on the railroad bridge, and that the bridge be preserved in a manner commensurate with its status as the City's logo.

22c. Councilman Applegate requested that the City Engineer follow up on anticipated General Telephone Company work on Torrance Boulevard, to ensure that this represents no conflict with the City's Armed Forces Day celebration.

22d. Councilman Applegate noted that an appeal of CUP 87-2 involving a 23,000 square foot industrial building on Kashiwa Street, will be heard by the Council in the near future, and requested that staff survey similar facilities as to parking concerns.

22e. Councilman Applegate requested appropriate Council recognition of the Girls' Soccer Team from Torrance High School and the West High School Boys' Soccer Team.

22f. Councilwoman Hardison requested information regarding a pending closed recovery vapor system waiver request before the AQMD by a Torrance oil operator -- Mrs. Hardison suggested that a Council position in this regard prior to the April 7th meeting might be in order.

22g. Councilwoman Hardison requested that staff provide an update on the City's street improvement action plan.

City Council
March 10, 1987

22h. Councilwoman Hardison suggested that the possibility of a social gathering involving Council and Civil Service/Planning Commissioners be pursued.

22i. Mayor Geissert read aloud an interesting item of correspondence directed to a Torrance citizen, Ms. Harriet Ginsburg, from the Queen of England.

The Council now returned to --

17b. 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 Government Code Section 54956.9(a).

1. City of Torrance v. Group W Cable, et al, Los Angeles Superior Court Case No. C697766.
2. Ellingson v. City of Torrance, Los Angeles Superior Court Case No. SWC 87269.

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.

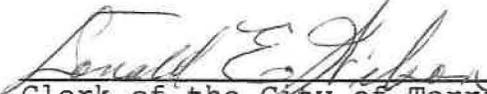
At 12:40 a.m. (Wednesday, March 11, 1987) the Council recessed to Executive Session, returning at 1:20 a.m. for formal adjournment -- no action was taken as a result of the Executive Session.

#

Peggy Laverty
Minute Secretary

City Council
March 10, 1987


Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
March 10, 1987