

I N D E X

Torrance City Council - March 31, 1987

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Adjournment at 12:35 a.m. (April 1, 1987) to
5:30 p.m., April 1, 1987, for consideration of
unresolved agenda items from this meeting.

#

Peggy Laverty
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, March 31, 1987, 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/INVOCATION:

The salute to the flag was led by Girl Scout Troop 1107 - Evalyn Kita, Scout Leader.

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

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

No minutes available.

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 Councilwoman Hardison, and roll call vote was unanimously favorable.

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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 un-animously approved by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Transportation Committee
March 30, 1987, 5:30 p.m.
Subject: Transportation Agency
Reorganization
(Committee report presented later in this meeting
- see Item 10g, on Page 13).

Considered out of order at this time --

21a. Mayor Geissert announced that Councilman Mark Wirth's daughter, Margaret, was among the members of Girl Scout Troop 1107, who led in the flag salute for this meeting.

The regular agenda order was now resumed.

8. COMMUNITY MATTERS:

8a. PRESENTATION OF SERVICE AWARD:

It was with pleasure that Mayor Geissert presented to Mr. Richard Ciciotti, Survey Party Chief, an award in commemoration of his twenty years of service to the City of Torrance.

8b. RESOLUTION COMMENDING METRO-HARBOR FAIR HOUSING COUNCIL:

RESOLUTION NO. 87-58

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING METRO HARBOR
FAIR HOUSING COUNCIL FOR THEIR COMMITMENT
TO PROVIDE FAIR HOUSING TO ALL PEOPLE

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MOTION: Councilman Nakano moved to adopt Resolution No. 87-58. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

Ms. Joela Gutierrez, Administrative Assistant for Metro-Harbor Fair Housing Council, was present to accept this resolution with sincere appreciation.

8c. PROCLAMATION declaring April 5 to 11, 1987, as "National Library Week."

SO PROCLAIMED BY MAYOR GEISSERT, with acceptance by Ms. Gudrun Kimmel, Chairwoman of the Torrance Library Commission.

8d. PROCLAMATION proclaiming April 5 through 11, 1987, as "Public Schools Week."

SO PROCLAIMED BY MAYOR GEISSERT. This proclamation was accepted by Mr. Wayne T. Owings, Master of Torrance Lodge #447 and Mr. Reynaldo Gutierrez, Master of University Lodge #394, Free and Accepted Masons.

8e. PROCLAMATION proclaiming April 5 through 11, 1987, as "Building Safety Week."

SO PROCLAIMED BY MAYOR GEISSERT and presented to Building and Safety Director Grippo.

8f. PROCLAMATION declaring the month of April, 1987, as "Earthquake Preparedness Month."

SO PROCLAIMED BY MAYOR GEISSERT, with acceptance by Mr. Paul Meyers, member of the City of Torrance Disaster Council.

Considered out of order at this time --

17c. SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM
ADDITIONAL INCREMENT OF UNIT AUTHORITY:

RECOMMENDATION:

The City Manager recommends adoption of the resolutions authorizing acceptance and execution of the Annual Contributions Contract granting \$225,000 in Section 8 funding authority to administer 35 additional units of Section 8 Existing Housing Assistance.

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RESOLUTION NO. 87-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-549 (E) AND AUTHORIZING EXECUTION INCLUDING PROJECT NOS. CA16-E121-001/002/003/004/005/008

MOTION: Councilman Nakano moved to adopt Resolution No. 87-59. His motion was seconded by Councilman Walker.

Prior to roll call vote, Community Development Administrator Phyllis Moore provided desired clarification regarding the above resolution and indicated, in response to a request by Councilwoman Hardison, that information regarding the Housing Voucher Program will be provided to the Council.

Roll call vote on the above motion was unanimously favorable.

RESOLUTION NO. 87-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ACCEPTING FOR EXECUTION THAT CERTAIN AGREEMENT GRANTING FUNDING AUTHORITY TO THE CITY OF TORRANCE TO ADMINISTER 35 ADDITIONAL UNITS UNDER THE SECTION 8 EXISTING HOUSING ASSISTANCE PAYMENTS PROGRAM

MOTION: Councilman Nakano moved to adopt Resolution No. 87-60. The motion was seconded by Councilman Walker.

From the audience, Mr. Ursel Nolte, 5209 Paseo de Pablo, expressed appreciation for continued Council support for the senior community.

Like comments of appreciation were forthcoming from Mr. Larry Gitschier, 1503 Acacia Avenue.

Roll call vote on the motion to adopt Resolution No. 87-60 was unanimously favorable.

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The Council's regular agenda order was resumed at this time.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. LICENSE AGREEMENT FOR INSTALLATION OF WATER LINE:

RESOLUTION NO. 87-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LICENSE BY AND BETWEEN THE CITY OF TORRANCE AND THE SOUTHERN PACIFIC TRANSPORTATION COMPANY TO INSTALL A 12" WATER LINE WITHIN A 20" STEEL CASING UNDER AND ACROSS SOUTHERN PACIFIC TRANSPORTATION COMPANY RAILROAD TRACK AT TORRANCE BOULEVARD WEST OF WESTERN AVENUE

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-61. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

10b. ACCEPTANCE AND FINAL PAYMENT for modification of Traffic Signals at Anza Avenue and Lomita Boulevard:

RECOMMENDATION:

The Department of Transportation recommends that the work be accepted as complete and final payment be made to Raymor Electric Company Inc.

MOTION: Councilman Nakano moved to concur with the above recommendation of the Department of Transportation, with appropriation of funds as indicated. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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10c. REQUEST FOR FREE ENGINEERING FOR VOLUNTARY RECONSTRUCTION OF ALLEYS SOUTH OF 2118 CARSON STREET - FIRST BAPTIST CHURCH OF TORRANCE:

RECOMMENDATION:

The City Engineer recommends that voluntary construction or reconstruction of public alleys be included in the category of improvements eligible for free engineering and the request of the First Baptist Church of Torrance be approved.

MOTION: Councilman Nakano moved to concur with the recommendation of the City Engineer on Agenda Item 10c. His motion was seconded by Councilman Walker.

Prior to roll call vote Mr. Paul Adkinson, 4201 Scott Street, representing the First Baptist Church, urged favorable Council consideration.

Recalling earlier expressed neighborhood concerns, Councilmembers Hardison and Wirth stressed the importance of church communication with their neighbors.

Roll call vote on the above motion was unanimously favorable.

10d. SUMMARY VACATION OF PORTIONS OF CABRILLO AVENUE SOUTH OF 236TH PLACE:

RESOLUTION NO. 87-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF PORTIONS OF EXCESS RIGHT-OF-WAY ON CABRILLO AVENUE SOUTH OF 236TH PLACE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-62. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

10e. IMPROVEMENT OF CARSON STREET BETWEEN MADRONA AVENUE AND CRENSHAW BOULEVARD:

Staff presentation, with the aid of transparencies and slides, was provided by Sr. C.E. Associate Perkins, and the following was noted --

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RECOMMENDATION:

The Engineering Department recommends your Honorable Body:

- 1) Approve the design concept for Carson Street between Madrona Avenue and Crenshaw Boulevard; and,
- 2) Direct the City Engineer to proceed immediately with detailed design and right-of-way acquisition.

Following the staff presentation with added staff clarification and expansion as desired by the Council, the Mayor invited input from the audience.

Speakers were:

- Mr. James Hinton, 3305 West Carson Street,
- Mr. Milton Carlson, 3105 West Carson Street,
- Mr. Fred G. Hilton, 2656 West Carson Street,
- Mr. Ed Greene, 2305 Onrado Street, speaking for Madrona Homeowners Association,
- Mr. Howard Lisnow, 2765 Carson Street,
- Mr. Mike Rashti, 3321 West Carson Street,
- Ms. Mary Summers, 3021 West Carson,
- Ms. Jessie Richardson, 3005 West Carson, and
- Mr. Martin Claments, 1704 Fern Avenue.

Concerns expressed by the foregoing speakers included:

- o Negative effect of service road redesign on: traffic circulation, access to certain residences, short-cutting traffic, on-street parking availability, etc;
- o Water line proximity to roadway;
- o Increased traffic noise impact on residences;

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- o Visual impact of proposed sound barrier wall;
- o Decline in air quality;
- o Decreased residential setbacks from traffic lanes; etc.

These speakers suggested certain mitigation measures which included --

- o Signal coordination;
- o Decrease in through traffic lanes for a portion of the area;
- o Undergrounding of utilities;
- o Appropriate remuneration for property dedication requirements (including past dedications);
- o Expanded service road concept;
- o Additional sound wall at 1704 Fern Avenue; etc.

The following motion was offered.

MOTION: Councilman Walker moved to concur with staff's recommendation for approval of the design concept as submitted. His motion was seconded by Councilman Applegate.

A lengthy Council discussion ensued, with individual Councilmembers expressing concerns regarding the various as yet unanswered questions surrounding the subject consideration. Council concerns encompassed the matter of utility undergrounding; setbacks from living quarters of homes on a parcel-by-parcel basis; circulation in the Maple to Madrona area; and the need for an overall drawing showing lane changes.

A SUBSTITUTE MOTION was offered by Councilwoman Hardison to continue Agenda Item 10e, to the Council meeting of April 21, 1987, requesting that staff provide additional information regarding the areas of concern. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

The Council indicated appreciation for the outstanding efforts of Sr. C.E. Associate Perkins on this proposed project.

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Mr. Perkins' diligent efforts with regard to improvements on 235th Place were also lauded by Councilwoman Hardison.

Considered by the Council out of regular order --

15b. PROGRAM FOR MASS TRANSPORTATION SERVICES FOR HANDICAPPED PERSONS:

Mayor Geissert announced that this was the time and place for the public hearing on the recommendation of the Transportation Department for the adoption of a RESOLUTION authorizing submittal to the Urban Mass Transportation Administration of the Program for Mass Transportation Services for Handicapped Persons.

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

Administrative Analyst Bob Hildebrand advised that a bus replacement schedule to be implemented over the next six years will be added to the material presently before Council prior to submittal of the program to UMTA.

Mayor Geissert invited audience input.

Ms. Olga Thorington, 1504 Madrid Avenue, Apt. 1, expressed appreciation on behalf of the organizations she belongs to for the extended times provided for handicapped bus service, and indicated her desire for additional evening service.

Two problems addressed by Ms. Thorington were the need for more service availability on the paratransit, and the need for tie-downs on the fixed-route buses for motorized wheelchairs. This speaker pointed out that the fixed route-buses are equipped with tie-downs for manual wheel chairs only -- retrofitting for at least the most common types of motorized chairs is sorely needed on the present accessible fixed-route buses, per Ms. Thorington.

At the request of Mayor Geissert, Transit Administrator Schmidt advised the Council of the City's investigative efforts in locating the appropriate safety-tested restraints for the City's fixed route buses. The Mayor directed that the Council be kept apprised of staff's progress in this regard.

Next to speak from the audience was Mr. Bill Bolte, Regional Director for the California Association for the Physically Handicapped, and an activist in American Disabled for

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Accessible Public Transportation, who advised of his recent meetings in Washington, D.C. with members of the Legislature on the subject of transportation.

Mr. Bolte stated that he was shocked to learn that the City of Torrance is in the practice of refusing to transport power wheelchairs on their fixed-route transportation. He also pointed out that a high percentage of the City's lifts are listed as unmaintainable -- a violation, in his opinion, of the spirit of California law.

Noting that a power wheelchair is required to reach the main line in a City such as Torrance, Mr. Bolte urged 100% handicapped accessibility.

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 un-animously favorable.

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

RESOLUTION NO. 87-63

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING SUBMITTAL OF
A PROGRAM FOR MASS TRANSPORTATION SERVICES
FOR HANDICAPPED PERSONS TO THE URBAN MASS
TRANSPORTATION ADMINISTRATION

MOTION: Councilman Nakano moved to adopt Resolution No. 87-63. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

Councilman Applegate expressed his hope that in moving forward as above outlined the City of Torrance will be able to realize an operational level which will be acceptable to those individuals utilizing the service.

* * *

At 8:05 p.m., the Mayor called a brief recess. The Council returned at 8:26 p.m. to resume its regular agenda order.

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10f. AIRPORT MASTER PLAN AERONAUTICAL AREA LAYOUT:

During the staff presentation by Airport Manager Cagaanan, the following was noted --

RECOMMENDATIONS:

The Department of Transportation and Airport Commission recommend the following:

1. Accept the Consultant's conceptual layout of the Fixed Based Operator parcels and instruct the Land Management Team to begin negotiations for leasing of the parcels. (Note: By Council policy said leases are to be routed through the Airport Commission for review before going to Council for final approval.);
2. Adopt the following Consultant recommendations as leasing policy:
 - A) A maximum of 8 FBO parcels
 - B) Minimum Full Service FBO parcel size of 5 acres;
 - C) Building height limit of 36 feet;
 - D) Exterior walls of concrete or metal;
 - E) Eighty percent (80%) landscaping on frontage;
 - F) All parcels to participate in a maintenance assessment district for the frontage;
 - G) Rail and Picket fencing where open to view, chain link permissible as a visual barrier with landscaping;
 - H) All underground utilities;
 - I) Institution of setbacks for each parcel;
 - J) Compliance by Lessee with the approved Airport security plan; and
 - K) All signage to comply with City code requirements.
3. Adopt the remainder of the Consultant's recommendations as parameters and guidelines for leasing.
4. The Department of Transportation recommends further that a Class I off-street bike path be constructed along the entire frontage of the north side of Airport Drive between Crenshaw Blvd. and Madison Avenue.

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Audience comments were then invited by the Mayor.

Mr. Ted Stinis, Torrance Area Pilots' Association, 4118 Via Lado, addressed the approach to FBO area allocations; based aircraft parking; and the importance of maintaining the general aviation integrity of the Airport. With reference to the proposed bicycle path on Airport property, Mr. Stinis expressed strong opposition to that entity being financed from the Airport Fund, deeming such action to be "improper and unethical."

The rationale behind the proposal to finance the bicycle path on Airport property from Airport funds was explained by the Mayor and Director of Transportation Horkay.

Next to speak from the audience was Mr. John Sorels, 2738 Vista Mesa, Rancho Palos Verdes, who recommended that the general overall plan be kept flexible, but that the nature of the terminal building be more specifically defined.

Mr. Eli Alexander, President of Peninsula Aviation and Collins Dietrich, 2955 Airport Drive, suggested: that parking be allowed on one side of Airport Drive; that tiedowns be the responsibility of FBO's; and that the City ban noise, but not jets and turbo props which meet the noise requirements.

Ms. Karen Sherman, President of Southwest Skyways, 25321 Bellanca Way, deemed the conceptual layout as acceptable and urged that the City go forward with the plan.

Mr. Bill Sherwood, President of Rolling Hills Aviation, 705 Marine Avenue, Manhattan Beach, agreed with Mr. Alexander's comments concerning tiedowns and jet fuel.

President of the Torrance Airport Boosters Association, Mr. Barry Jay, 2514 Brian Avenue, strongly encouraged the Council to reconsider its stand on jet fuel sales, and requested that existing FBO's be given preferential treatment in the establishment of the Master Plan.

Comments from Mr. Walter Lull, 1720 The Strand, Manhattan Beach, a member of the Board of Directors of the California Aviation Council, included concerns regarding restrictions currently placed on FBO's.

MOTION: Councilman Wirth moved to concur with the recommendations of staff and of the Airport Commission. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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10g. TRANSPORTATION REORGANIZATION LEGISLATION:

RECOMMENDATION:

The Council Transportation Committee recommends that your Honorable Body adopt a position on AB 18, SB 2, and the overall issue of L.A. County Transportation Agency reorganization that includes the following elements:

- 1) Support AB 18, with amendments. These amendments are presented in Attachment A.
- 2) No position on SB 2, unless it is significantly changed so that it conforms with AB 18 and our suggested amendments (or is passed out of the Senate Transportation Committee).
- 3) Support an implementation date of any L.A. County Transportation agency reorganization of no sooner than July 1, 1988.
- 4) Propose to the L.A. County Division of the LCC that the future selection process of the two city members on the LACTC be based on a weighted vote according to population.
- 5) Support a continuing role for SCAG in long-range transportation planning in L.A. County, with the LACTC handling short-range planning (under 5 years) responsibilities.

Director of Transportation Horkay provided clarification and expansion on the matter under discussion, with noted staff concurrence with the above recommendation.

MOTION: Councilman Wirth moved for concurrence with the Committee and staff recommendation. His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, Council discussion was directed to the fourth element listed above, it being the ultimate recommendation of Councilman Applegate that the criteria for the two city members be on the basis of population (the same criteria used in allotting the three seats to Los Angeles and one to Long Beach).

Councilman Wirth indicated concurrence with Mr. Applegate's above comments and SO AMENDED his motion. There was no objection by Councilman Mock, as seconder of the motion, and roll call vote on the motion, as amended, proved unanimously favorable.

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10h. EXTENSION OF CONTRACT FOR ASSESSMENT SERVICES FOR STREET LIGHTING DISTRICT 17:

RESOLUTION NO. 87-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND PATRICK N. ROSSETTI FOR PROFESSIONAL SERVICES IN CONNECTION WITH STREET LIGHTING DISTRICT NO. 17 FOR THE YEAR 1987-1988

MOTION: Councilman Nakano moved to adopt Resolution No. 87-64. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

11. POLICE AND FIRE MATTERS:

11a. EXECUTION OF DOCUMENTS UNDER FEDERAL CIVIL DEFENSE ACT:

RESOLUTION NO. 87-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING CERTAIN INDIVIDUALS TO EXECUTE APPLICATIONS AND DOCUMENTS FOR FINANCIAL ASSISTANCE UNDER THE FEDERAL CIVIL DEFENSE ACT ON BEHALF OF THE CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-65. This motion, seconded by Councilman Mock, carried un-animously by roll call vote.

14. PERSONNEL MATTERS:

14a. APPROVAL OF 1987 JOB TRAINING PARTNERSHIP ACT SUMMER YOUTH EMPLOYMENT TRAINING PROGRAM (SYETP) PLAN AND CONTRACT RENEWAL:

RECOMMENDATION OF PERSONNEL MANAGER:

It is recommended that your Honorable Body:

1. Approve the 1987 JTPA Summer Youth Employment and Training Program Operational Plan of Service; and

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2. Adopt the resolution authorizing the execution of a contract renewal with Southern California Regional Occupational Center (SCROC) for the coordination and operation of the 1987 YES program.

MOTION: Councilman Applegate moved to concur with the above noted recommendation of the Personnel Manager. His motion was seconded by Councilman Mock.

Prior to roll call vote, PIC Coordinator Bobbye Fisher came forward to provide clarification as desired by the Council.

Roll call vote on the above motion was unanimously favorable.

RESOLUTION NO. 87-66

A RESOLUTION OF THE CITY COUNCIL OF
TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND THE CITY CLERK TO EXECUTE
AND ATTEST A CONTRACT RENEWAL BETWEEN
THE CITY OF TORRANCE AND THE SOUTHERN
CALIFORNIA REGIONAL OCCUPATIONAL CENTER
(SCROC), UNDER TITLE II-B OF THE JOB
TRAINING PARTNERSHIP ACT

MOTION: Councilman Nakano moved to adopt Resolution No. 87-66. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

15. HEARINGS:

- 15a. CUP 86-15, TT 45010 (EA 86-5) OXFORD PROPERTIES, INC/
DUKE RUNNELS, DENNIS MOLONEY:

Mayor Geissert announced that this was the time and place for continued Council consideration of an administrative appeal of a Planning Commission denial of a Conditional Use Permit and Tentative Tract to allow the construction of an eight-story, 302,000 square foot office building and a four-story parking structure accommodating 1,015 cars in the C-3 Zone on the southeast corner of Hawthorne and Torrance Boulevards.

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

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During the staff presentation by Planning Associate Gibson, it was noted that the Planning Department recommends APPROVAL of the appeal and the project; the Planning Commission recommends DENIAL of the appeal and the project.

In response to inquiries and concerns voiced by various Councilmembers, staff expanded on the issues of density, traffic, sewer capacity, and landscaping requirements as they relate to this project.

At the invitation of Mayor Geissert, Mr. Duke Runnels, 2049 Century Park East, Vice-President of Oxford Properties, Inc., provided, with the aid of slides, a review of their proposal as currently conceived.

NOTE: City Attorney Remelmeyer required that the slides used in the Oxford presentation remain with the City as part of the official record on this item. Mr. Runnels agreed to this stipulation.

City Attorney Remelmeyer then distributed to the Council and the developer corrected copies of the resolutions pertaining to this case.

Proposed conditions of approval were reviewed at this time by the proponent, and modifications to certain Conditional Use Permit conditions were requested as follows:

City's Condition --

11. "That the control plan for parking structure ingress shall be provided for approval by the Director of Transportation prior to the issuance of building permits."

Proponent's requested modification --

DELETION of this condition was requested by Mr. Runnels with the stipulation that Oxford would agree not to pursue the issue of controlled access until such time as demonstrable activity would dictate such a need.

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City's Condition --

12. "That copies of recorded cross access easements with adjacent properties shall be provided prior to issuance of building permits."

Proponent's requested modified wording --

12. "That prior to the issuance of building permits copies of the following cross access easements be provided:
- a. Such easements as may reasonably be required from adjacent properties to permit the installation and maintenance of the driveways to be installed.
 - b. A nonexclusive easement substantially identical to that already recorded in favor of the Denny's parcel reasonably acceptable to the Transportation Department to permit the patrons of the Denny's restaurant (i) to park in the parking area to be added to the existing parking area easement surrounding the restaurant, and (ii) to have reasonable ingress and egress over the driveway from Hawthorne Boulevard to and from the revised parking area."

*

City's Condition --

25. "That perimeter landscaping shall be provided on all parcels prior to initial building occupancy as follows: a 20-foot strip along Torrance Boulevard and a 10-foot strip along all private streets; and that adequate landscaping shall be provided on all parcels prior to initial building occupancy to control soil erosion to the satisfaction of the Planning Department."

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Proponent's suggested revision --

25. "That perimeter landscaping shall be provided on a 20 foot strip along Torrance Boulevard to include trees at 30 feet on center and ground cover/shrubbery in between so as to create a visual buffer for the site from Torrance Boulevard. Installation shall take place prior to initial building occupancy. Furthermore, landscaping of a 10 foot strip along all private streets; and fine grading and ground cover shall be provided on all parcels no later than one year after the initial occupancy of the building."

*

Mr. Runnels then responded to inquiries from individual Councilmembers.

Mayor Geissert referenced CUP Condition #38: "That no future development on the entire site shall result in a Floor Area Ratio which exceeds .8:1 (gross floor area to gross lot area)." City Attorney Remelmeyer confirmed that this condition correctly belongs with the Tentative Tract as it is applicable to the entire site. The proponent indicated a willingness to record this condition providing the City would make it a reciprocal agreement.

The proposed right-turn lane on Hawthorne Boulevard (Condition #34 of the CUP and (e) of the Tentative Tract) was addressed by Councilwoman Hardison, who pointed out the need for consistency in wording in order to be commensurate with the developer's intentions for immediate implementation.

Councilman Wirth questioned Oxford's willingness to participation in an area traffic mitigation study, to which Mr. Runnels responded affirmatively. Mr. Wirth also indicated his interest in having Computax (the firm to occupy Parcel #1 of the proposed development) provide child care for their employees (see Page 19, Paragraph one, for response).

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The next audience speaker was Mr. Ralph Whitley, 21535 Hawthorne Boulevard, Executive Vice President of Computax, who described his company's unique characteristics; advised that child care for employees will be considered should a need develop; and indicated their willingness to explore suggested mitigation measures.

In response to a specific question by Councilman Aplegate, Mr. Whitley advised that Computax will occupy from 180,000 to 200,000 square feet of their building with a total of 822 employees.

* * *

Ms. Dee Dee Hicks, Executive Director of the Volunteer Center for South Bay Harbor and Long Beach, 3915 Spencer Street, Suite 208, related the Volunteer Center's high regard for the Computax philosophy of community involvement and support, and urged approval of the project.

* * *

General Counsel and Senior Vice President of Imperial Bank, Mr. Richard Baker, 9920 La Cienega Boulevard, Inglewood (local office at the corner of Torrance and Hawthorne Boulevards, immediately adjacent to the subject project), voiced concerns as to the impact of the subject development on the Imperial Bank site.

* * *

The architectural consultant engaged by Imperial Bank, Mr. Robert Wolfer, Dworsky and Associates, 2029 Century Park East, Los Angeles, addressed their major concerns regarding the addition of a fifth lane on Hawthorne Boulevard directly in front of Imperial Bank, and suggested that there be a covenant on the subject Conditional Use Permit so that the development of a right-turn lane (1) will not take any of the Bank's property, and (2) will not close off their existing access onto Hawthorne Boulevard.

Mr. Wolfer further requested that the service areas of the subject project be appropriately buffered and controlled with periodic review by the City; and that there be conditions im-

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posed as to future Phase II and III development to respect Imperial Bank's position as to access between parcels, etc.

* * *

Mr. Baker of Imperial Bank returned to request that the cross access easements referenced in Condition #12 include specific reference to the Imperial Bank parcel (that reference having been deleted in Mr. Runnel's suggested modification of the condition [see Page 17]).

At this point Planning Associate Gibson addressed the concerns of Imperial Bank regarding screening, etc. of service areas, noting that the loading areas of the Computax building are some 300 feet from the Imperial Bank building and are, in staff's opinion, appropriately addressed in the development plans.

* * *

Mr. John Donald, 30364 Camino Portevenier, Rancho Palos Verdes, General Manager of the Torrance Marriott, noted their support of the proposed development and urged approval.

* * *

Approval was also recommended by Mr. Rich Orback, an employee of Computax.

* * *

Mr. James Jones, The Torrance Company, #3 Del Amo Fashion Center, representing the owners of Del Amo Fashion Center, the Del Amo Medical Center, and Denny's, stated that with conditions as modified by Mr. Runnels; with the understanding that there would be NO CHARGE for parking; and with confirmation that the easements referred to in Condition #12 would give access for Denny's, for Imperial Bank, and for other adjacent property owners, they would support the proposed development.

Mr. Jones further advised that The Torrance Company is willing to participate in a traffic mitigation study for the area, and in response to an inquiry by Councilman Applegate he

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advised that Denny's will anticipate retaining approximately 50 parking spaces after the parking structure proposed for the Oxford development is constructed.

* * *

At this point, modifications to certain conditions were suggested by members of the staff, as follows:

City Engineer Burttt requested that Condition #34 be amended to read: "That a right turn lane shall be dedicated and constructed to CalTrans standards (including paving, curbs, sidewalk and parkway trees on Hawthorne Boulevard from the north property line of the Parcel to Torrance Boulevard prior to occupancy (DELETE 'of the second major building on the Parcel west of Amie Avenue'.)"

The City Engineer also requested modification of Condition #35 to require the proponent to provide the City with a sewer study satisfactory to the City Engineer's office that would identify capacity improvements which would be necessary as a result of their development, and to bond for all of those capacity improvements and construct them as directed by the City Engineer.

Mr. Burttt clarified that the requirements of modified Condition #35 (above) should be accomplished now, and the study should look at the entire project and the entire proposed build-out of the project and be based upon that. This rewording of Condition #35 of the Conditional Use Permit should likewise take the place of Condition "F" of the Tentative Tract, per Mr. Burttt.

City Attorney Remelmeyer recommended that Condition #11 be amended to read: "That any control plan for parking structure ingress shall be provided for approval by the Director of Transportation prior to implementation."

Condition #25, having to do with on-site erosion, was referenced by Building and Safety Director Grippo, who recommended that the following be added to the last sentence: "and to the satisfaction of the Planning Department."

Mr. Runnels returned to reference comments of the Imperial Bank representatives regarding easements, and suggested that interior access and ingress-egress easements would more

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appropriately apply to a subsequent Conditional Use Permit, rather than at this point in time.

At the request of Mayor Geissert, City Attorney Remel-meyer provided the following suggested wording for Condition #38: "That the developer execute in favor of the City a covenant running with the land, or other suitable legal instrument, which will have the effect of restricting the Floor Area Ratio on the entire site to a gross Floor Area not to exceed .8:1."

Councilman Wirth requested that another condition be added requiring the proponent to participate on a proportionate basis in a Hawthorne Boulevard corridor traffic mitigation study, should the City decide to pursue such a study after consulting with other property owners in the area. Mr. Runnels indicated concurrence.

There being no further audience comments, Councilman Walker moved to close the hearing. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

During the ensuing Council discussion, Councilman Applegate noted his disapproval of the project based on the possibility of future controlled parking on the site; the impact on Denny's available parking spaces; possible insufficient parking for Computax; the viability of the fifth traffic lane on Hawthorne Boulevard as proposed; height of the structure; cumulative traffic impact; etc.

Mr. Applegate also expressed serious concerns regarding the computation of the overall Floor Area Ratio for the entire site as compared to various existing projects throughout the City. It was Councilman Applegate's opinion that the subject project represents "too much building on too small an amount of land"; therefore, his opposition to the proposal.

* * * * *

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Upon the advice of the City Attorney, consideration of Agenda Item 15a, was interrupted at this time.

MOTION: Councilman Walker moved that the City Council recess the further consideration of Agenda Item 15a, in order that the Cable TV matter might be considered, the Council to return to 15a upon conclusion of the Cable items. His motion was seconded by Councilman Wirth, and there being no objection, it was so ordered.

15d. TRANSFER OF CABLE TELEVISION FRANCHISE:

Mayor Geissert announced that this was the time and place for the continued public hearing on Item 15d, the proposed transfer of the Torrance Cable Television franchise from Group W Cable, Inc., to Paragon Communications.

City Attorney Remelmeyer affirmed, in response to a question by the Mayor, that it would be proper to combine the above continued public hearing with Agenda Item 15e, also dealing with Group W.

15e. TRANSFER OF GROUP W CABLE STOCK:

Mayor Geissert announced that this was also the time and place for a public hearing on the proposed transfer of Group W corporate stock from Westinghouse to a consortium of five cable television operators (a combined public hearing of Items 15d, and 15e, no objection thereto having been voiced).

Noting the requirement for an Executive Session on the above matters, the Council now turned to --

17f. 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 matter to which the City is a party. The authority for holding an executive session for this purpose is contained in Government Code Section 54956.9(a).

City of Torrance v. Group W Cable, Inc. et al, Los Angeles Superior Court Case Number C697766.

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At 11:31 p.m., the City Council recessed to executive session, returning at 11:40 p.m., at which time Mayor Geissert announced that the Council is now involved in a public hearing process on Items 15d and 15e, and invited staff presentation by the City Manager.

City Manager Jackson reviewed the staff report (of record) and recommended, based on findings of written agenda item record, that the Council:

- (1) Ratify the Settlement Agreement in its present form to allow the parties to proceed forward in resolving outstanding litigation and other disputes between the City and the parties; and,
- (2) Conditioned upon the adequate performance of the other parties of the Settlement Agreement on or before April 10, 1987, adopt the resolution regarding the stock transfer as per Agenda Item 15e, adopt the amended resolution regarding the transfer of the franchise to Paragon, as per Agenda Item 15d, and adopt the amended ordinance modifying the franchise, such amendment to take place on the date of the final settlement under the Settlement Agreement, and direct the City Attorney to proceed with the necessary paperwork.

Mr. David Van Valkenberg, President of Paragon Communications, was present and affirmed his receipt of a copy of the staff report on this matter. Mr. Van Valkenberg then waived any need for a formal presentation on his part.

In response to an inquiry by the Mayor, City Attorney Remelmeyer confirmed the formal withdrawal of Century regarding the previous application. Mr. Van Valkenberg agreed with that statement.

Audience comments were then invited by the Mayor. There being no response, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Walker, carried un-animously by roll call vote.

MOTION: Councilman Applegate moved to concur with the recommendation of the City Manager and City Attorney as far as the adoption of the resolution approving the transfer of the franchise from Group W Cable, Inc. to Paragon Communications, and

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reaffirming its approval of the Settlement Agreement. The motion was seconded by Councilman Mock, and no objection was indicated.

At the request of Mayor Geissert, City Clerk Wilson assigned numbers and read titles to the following --

RESOLUTION NO. 87-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE TRANSFER OF THE TORRANCE CABLE TELEVISION FRANCHISE FROM GROUP W CABLE, INC., TO PARAGON COMMUNICATIONS ON CERTAIN TERMS AND CONDITIONS AND REAFFIRMING ITS APPROVAL OF THE SETTLEMENT AGREEMENT BETWEEN THE CITY, GROUP W CABLE, INC., PARAGON COMMUNICATIONS AND OTHER CABLE COMPANIES RELATING THERETO

MOTION: Councilman Nakano moved to adopt Resolution No. 87-67. His motion, seconded by Councilman Mock, carried un-animously by roll call vote.

RESOLUTION NO. 87-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE SALE OF STOCK IN GROUP W CABLE, INC., BY WESTINGHOUSE BROADCASTING AND CABLE, INC., AND WESTINGHOUSE ELECTRIC CORPORATION TO A CONSORTIUM OF FIVE CABLE COMPANIES, INCLUDING INTER ALIA, AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-68. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

The Council now returned to --

15a. OXFORD PROPERTIES, INC: (Continued from Page 22).

Mayor Geissert suggested, because of the lateness of the hour and the significance of the proposal presently before the Council, together with the number of modifications recommended to conditions, that this agenda item be continued to 5:30 p.m., April 1, for final action.

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City Attorney Remelmeyer concurred, deeming this a very significant land use entitlement, and one for which he would like the resolution wording to be presented to the Council in exactitude.

MOTION: Councilman Walker moved to bring forth the recommendations of the applicant with the modifications as recommended by the City Attorney, and also encompassing the request of Councilman Wirth regarding participation in a traffic study, the entire matter to be continued to April 1, 1987, 5:30 p.m.

The motion was seconded by Councilman Nakano.

Prior to roll call vote, Councilman Walker clarified that the intent of his motion is to include modifications to Conditions #12, #25, #34, #35 and #38.

The motion carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

15b. PROGRAM FOR MASS TRANSPORTATION SERVICES FOR HANDICAPPED PERSONS:

See Pages 9 and 10.

15c. CUP 87-2, DAVID BREIHOLZ AND COMPANY:

Mayor Geissert announced that this was the time and place for Council consideration of an administrative appeal of a Planning Commission approval of a Conditional Use Permit to allow the operation of an auto body shop in the M-1(PP) Zone at 3032 Kashiwa Street. CUP 87-2, DAVID BREIHOLZ AND COMPANY.

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

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

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The proponent, Mr. Jan Trobaugh, 1852 Lomita Boulevard, Lomita, described their proposal and requested favorable consideration.

Councilman Applegate expressed his concern that the interior storage area remain as such and not be converted in the future to production space -- an added condition to that effect was recommended by Mr. Applegate.

There being no one else in the audience who wished to address this matter, Councilman Walker moved to close the hearing. His motion, seconded by Councilwoman Hardison, carried un-animously by roll call vote.

MOTION: Councilman Nakano moved to deny the appeal and approve CUP 87-2, with conditions as recommended by staff and the Planning Commission. His motion was seconded by Councilman Walker.

Councilman Applegate indicated his desire to impose an added condition requiring that the area designated as storage area be so identified and specified to the satisfaction of the Planning Department.

Councilman Nakano AMENDED HIS MOTION to include the condition suggested by Mr. Applegate. Councilman Walker then withdrew his second to the motion, which was subsequently seconded (as amended) by Councilman Applegate.

Councilman Nakano clarified that his amended motion does not include the requirement of striping, and should be kept flexible enough so that this area could be relocated within the building.

A SUBSTITUTE MOTION was then proposed by Councilman Walker to deny the appeal and approve CUP 87-2, with all conditions originally imposed by the Planning Department and Planning Commission. The substitute motion was seconded by Councilwoman Hardison, and carried by way of the following roll call vote:

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

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RESOLUTION NO. 87-69

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT TO ALLOW THE OPERATION
OF AN AUTO BODY SHOP IN THE M-1 (PP) ZONE ON
PROPERTY LOCATED AT 3032 KASHIWA STREET
CUP 87-2: DAVID BREIHOLZ AND COMPANY

MOTION: Councilman Nakano moved to adopt Resolution
No. 87-69. His motion, seconded by Councilman Walker, carried by
way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate.

* * *

At 12:25 a.m. (April 1, 1987), the City Council
recessed and reconvened as the Redevelopment Agency of the City
of Torrance, returning to the Council agenda at 12:26 a.m.

* * *

By general consent of the Council it was determined
that the balance of the scheduled items on this agenda will be
considered at 5:30 p.m., April 1, 1987.

22. ORAL COMMUNICATIONS:

22a. See Page 2.

22b. Mr. Jack Wolinski, 1729 Manuel Avenue, addressed the
Council regarding his earlier expressed concerns surrounding the
intent of the First Baptist Church to construct a parking lot in
his neighborhood.

It was ultimately directed that staff meet with Mr.
Wolinski and investigate his concerns, returning to Council with
a report.

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Councilman Wirth urged further efforts for church/neighborhood communications.

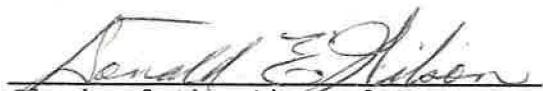
* * *

At 12:35 a.m. (April 1, 1987), Councilman Applegate MOVED to adjourn to 5:30 p.m., April 1, 1987, to carry over the as yet unresolved items from this agenda. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

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Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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