

I N D E X

Torrance City Council - April 14, 1987

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute/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 Withdrawn or Deferred Items	2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. 1986 Beautification Scene Awards	2-4
8b. Proclamation re "Make-A-Wish Foundation Day"	4
8c. Leo J. Trombatore Commendation	4,5
<u>9. LIBRARY/PARKS AND RECREATION MATTERS:</u>	
9a. Madrona Marsh Perimeter Design Agreement	5
<u>13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:</u>	
13a. Award of Contract - Reabandonment of Oil Wells	5,6
<u>15. HEARINGS:</u>	
15a. ZC 86-4, GPA 86-5, CUP 86-81, PP 86-45, TT 44246 John Rocca, Ivano Stamegna and Batta Vuicich	6-10
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Executive Session - WITHDRAWN	10
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 3193	11
<u>20. CONSENT CALENDAR:</u>	
20a. Award of Contract - Photographic Supplies	11,12
20b. Award of Contract - Fire Protection Systems	11,12
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Mayor Geissert re City Clerk's Award	4
22b. Police Chief Nash re Lt. Herley leaving	12
22c. Councilman Applegate re closure of Vine Street	12
22d. Councilman Nakano re congratulations to City Clerk	13
22e. Councilman Nakano re illegally posted signs	13
22f. Councilman Wirth re City Yard Open House	13
22g. Mayor Geissert re City Yard facilities	13
22h. Mayor Geissert re pending legislation on Rapid Transit reorganization	13

Adjournment was at 9:47 p.m.

#

Peggy Laverty
Minute Secretary

City Council
April 14, 1987

April 14, 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, April 14, 1987, at 7:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Mock, Nakano, Walker, Wirth and Mayor Geissert.

Absent: Councilwoman Hardison.

Also present: Assistant City Manager Ng, City Attorney Remelmeyer, 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 Father Jose L. Martinez, Nativity Catholic Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of March 17, 1987, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

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

City Council
April 14, 1987

in regular order. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilwoman Hardison absent).

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 (Councilwoman Hardison absent).

6. WITHDRAWN OR DEFERRED ITEMS:

17a. EXECUTIVE SESSION - withdrawn.

7. COUNCIL COMMITTEE MEETINGS:

Citizens Development and Enrichment Committee
April 15, 1987, 4:00 p.m.
Subject: Visitors' Bureau.

* * *

Mayor Geissert announced, with sadness, the recent passing of Mr. Joseph Useldinger, an employee of the Torrance Unified School District. It was the Mayor's request that this meeting be adjourned in Mr. Useldinger's memory.

* * *

8. COMMUNITY MATTERS:

8a. 1986 BEAUTIFICATION SCENE AWARDS:

Mr. William Craig, member of the Torrance Environmental Quality and Energy Conservation Commission, presented slides depicting winning sites of this City's 1986 Beautification Scene Awards.

Mayor Geissert, assisted by Mr. Craig, then presented Beautification Scene awards to the following recipients (or their representatives).

City Council
April 14, 1987

Residential Land Use:

Elmer and Linda Kawakami
1819 West 185th Place

Clint and Kathy Jones
5732 Clearsite Street

Ralph and Mary Jane Garland
23060 Doris Way

Cal Prop Corporation
19300 Inglewood Avenue
The Randy Washington Group, Architect

Commercial Land Use:

Southwood Center
22201-51 Palos Verdes Boulevard

LaCaze Development Company
2545-2675 Pacific Coast Highway
Neil Stanton Palmer,
Architect A.I.A. & Partners, Inc.

Schwartz Investment Company
17400 Crenshaw Boulevard

Yaohan Plaza - Eldon R. Griffis
2121 West 182nd Street
Steven R. Smith - Architect

Nadine I. Watt
2734-66 Sepulveda Boulevard

Downtown Redevelopment:

Nickolas O. and William Z. Drale
1960 Torrance Boulevard

Fred's Rug Service
2153 Torrance Boulevard

City Council
April 14, 1987

Industrial Land Use:

Richard Thomas and David Mileski
525 Van Ness Avenue

Richard Greene Developments
2360 Plaza Del Amo
Lowell Lusk Associates, Architect.

- 8b. PROCLAMATION proclaiming May 9, 1987, as "Make-A-Wish Foundation Day."

SO PROCLAIMED by Mayor Geissert and accepted, with appreciation by Mr. Mike Lewis, President of the Make-A-Wish Foundation, and Lt. Larry Robinson of the Torrance Police Department.

Taken out of order at this time --

22a. It was with a great deal of pride that Mayor Geissert announced that the Torrance City Clerk's Office recently received the President's 1987 Award of Distinction from the State of California Organization of City Clerks.

There was grateful acknowledgment by City Clerk Donald E. Wilson, who, in turn, expressed appreciation for the support of the Council and City Management, and for the dedicated efforts of his staff under the leadership of Ms. Dora Hong, Deputy City Clerk.

Responsible Staff Members - Peggy Heisner
Margaret Johnston
Debby Thompson
Barbara Feuerstein.

The regular agenda order was resumed at this time.

- 8c. LEO J. TROMBATORE COMMENDATION:

RESOLUTION NO. 87-74

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING LEO J. TROMBATORE
AS DIRECTOR OF TRANSPORTATION FOR THE
STATE OF CALIFORNIA

City Council
April 14, 1987

MOTION: Councilman Nakano moved to adopt Resolution No. 87-74. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. MADRONA MARSH PERIMETER DESIGN AGREEMENT:

RESOLUTION NO. 87-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND FORMA DESIGN, INC., FOR PREPARATION OF CONSTRUCTION DOCUMENTS FOR PERIMETER IMPROVEMENTS OF THE MADRONA MARSH NATURE PRESERVE, FOR A SUM NOT TO EXCEED \$50,000

MOTION: Councilman Nakano moved to adopt Resolution No. 87-80, with the appropriation as indicated. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

City Attorney Remelmeyer affirmed, in response to an inquiry by the Mayor, the Council's compliance with the Settlement Agreement pertaining to the Marsh property.

It was noted by Mayor Geissert that an offer of assistance in coordinating the planning for the above referenced perimeter improvements has been received from Mr. Larry Schmidt as representative of Mr. Ray Watt.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. AWARD OF CONTRACT - Reabandonment of Oil Wells:

RESOLUTION NO. 87-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AWARDED A CONTRACT TO GRANER OIL COMPANY FOR REABANDONMENT OF THE TWO OIL WELLS AT THE VICTOR PRECINCT SUMP SITE, AUTHORIZING THE USE OF PROCEEDS FROM SALE OF THE SUMP SITE FOR PAYMENT OF THE REABANDONMENT CONTRACTOR, AND DIRECTING THE CITY ATTORNEY TO PREPARE THE NECESSARY CONTRACTUAL DOCUMENTS

City Council
April 14, 1987

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-81. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilwoman Hardison absent).

15. HEARINGS:

15a. ZC 86-4, GPA 86-5, CUP 86-81, PP 86-45, TT 44246
(EA 86-25) JOHN ROCCA, IVANO STAMEGNA and BATTÀ VUICICH
CATHERINE MAY, REPRESENTATIVE:

Mayor Geissert announced that this was the time and place for City Council consideration of a change of zone from R-5 (high-rise residential) and C-2 (general commercial) to R-3 (limited multiple-family residential); a General Plan Amendment from retail commercial to medium-density residential; and an administrative appeal of a Planning Commission approval of a Conditional Use Permit, Precise Plan and a One-Lot Subdivision to allow the construction of an 87-unit residential condominium project at 5500 Torrance Boulevard. ZC 86-4, GPA 86-5, CUP 86-81, PP 86-45, TT 44246 (EA 86-25) JOHN ROCCA, IVANO STAMEGNA and BATTÀ VUICICH. CATHERINE MAY, REPRESENTATIVE.

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

During his staff presentation on the subject development, Planning Associate Gibson noted that the Planning Commission and the Planning Department recommend DENIAL OF THE APPEAL and APPROVAL OF THE PROJECT.

A presentation on behalf of the applicants was provided by Ms. Catherine May, assisted by Mr. Dan Withee, architect. Renderings were displayed in support of the application, small reproductions of which were in the hands of Councilmembers and staff. Ms. May indicated their acceptance of all staff conditions as set forth.

The matter of guest parking was of expressed concern to various members of the Council. Joining in that discussion was the architect for the project, Mr. Dan Withee, 2200 Pacific Coast Highway, Hermosa Beach, who suggested that if a problem should develop concerning guest parking, the entrance driveway could be modified to accommodate parking for approximately eight vehicles.

During consideration of the Relocation Plan issue, Mayor Geissert inquired if the proponents publicly agreed to a minimum relocation benefit of \$7500. Ms. May responded affirmatively to that question.

City Council
April 14, 1987

Further clarification and expansion regarding the Relocation Plan were provided by Ms. Kyra Rosenhouse of the Relocation Consulting Firm of Port and Flor, Inc., 1117 11th Street, Manhattan Beach. The Relocation Impact Report was in the hands of the Council, and the relocation procedure was described in some depth by this speaker.

Audience input was then invited by the Mayor.

Mr. Harry Gibbons, 21010 Anrita, described traffic and parking related problems on Henrietta Street and the surrounding area, and expressed his concerns regarding traffic safety at the Henrietta/Torrance Boulevard intersection. The adequacy of emergency vehicle access to the proposed development was also questioned by this speaker.

Fire Chief Adams advised that the development as conceived will provide adequate access for emergency vehicles.

The next audience speaker was Mr. D. G. Ewing, 1200 Opal Avenue, who outlined his concerns regarding density and traffic circulation, and requested that an EIR be required on this project. The environmental impact procedure was explained by Mayor Geissert for this speaker's edification.

There being no further audience comments, Councilman Walker moved to close the hearing. His motion, seconded by Councilman Wirth, carried unanimously by roll call vote (Councilwoman Hardison absent).

MOTION: Councilman Walker moved to concur with the Planning Commission recommendation for denial of the appeal and approval of ZC 86-4, GPA 86-5, CUP 86-81, PP 86-45 and TT 44246, with conditions. His motion was seconded by Councilman Nakano.

. Prior to roll call vote, Council discussion returned to concerns previously voiced regarding the existing guest parking spaces located outside of the security gate. Councilman Wirth requested, as had previously been indicated by the developer, that if a problem is evidenced, the Homeowner's Association should return to the City for needed modifications.

Discussion next turned to the matter of timely signalization at the driveway entrance to this project on Torrance Boulevard. The condition pertaining to this consideration as set forth in staff material is noted below.

27. That the proponent shall bond in the amount of \$50,000 for the future design and installation of a traffic signal to the satisfaction of the Director of

City Council
April 14, 1987

Transportation at the intersection of the driveway with Torrance Boulevard. This bond shall be in effect for five years from the date of the first occupancy. Said traffic signal shall not be installed unless the drive-in theater on the north side of Torrance Boulevard recycles to a use under which a traffic signal is warranted. Proponent agrees to grant to the City all necessary easements for traffic control.

The Council generally agreed regarding the need for signalized ingress and egress to the subject development prior to development of the drive-in theater property across the street, but with anticipated reimbursement on a pro rata basis when that property is developed.

The above Condition 27 was ultimately reworded (see below) according to the thinking above expressed.

Concern regarding the possible loss of four parking spaces which would be caused by redesign of the driveway to accommodate the desired signalization was noted, and it was the general consensus of the Council that replacement parking should be provided on site for those spaces.

* * *

At 8:56 p.m., the Mayor called a brief recess for purposes of allowing staff to formulate appropriate rewording of Condition 27. The Council reconvened at 9:22 p.m..

* * *

The following modification to Condition 27 was offered.

That the proponent shall bond in the amount of \$100,000 for the full cost of the design and installation of a traffic signal to be installed when determined to be warranted by the Director of Transportation. Such design and installation shall be done to the satisfaction of the Director of Transportation. The proponent shall be reimbursed on a 50% basis upon the improvement of the drive-in theater property across the street. This bond shall be in effect for eight years from the date of the first occupancy of the subject property. Proponent shall grant to the City all necessary easements for traffic control. The proponent shall replace any parking places that are lost by reason of the installation of the signal to the satisfaction of the Planning Department.

City Council
April 14, 1987

The above modified Condition 27 was accepted by Ms. May, representing the developers.

This condition was also accepted by Councilman Walker and Councilman Nakano as maker and seconder of the motion, and that motion was SO AMENDED to incorporate Condition 27 as rewritten.

Roll call vote on the AMENDED MOTION proved unanimously favorable (Councilwoman Hardison absent).

Mayor Geissert then directed the City Clerk to assign numbers and read titles to the following --

RESOLUTION NO. 87-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN 87-UNIT RESIDENTIAL CONDOMINIUM PROJECT IN THE R-3 ZONE ON PROPERTY LOCATED AT 5500 TORRANCE BOULEVARD

CUP 86-81:

JOHN ROCCA, IVANO STAMEGNA, BATTÀ VUICICH
CATHERINE MAY, REPRESENTATIVE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-82, AS AMENDED (Condition 27). His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

RESOLUTION NO. 87-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN 87-UNIT RESIDENTIAL CONDOMINIUM PROJECT IN THE R-3 ZONE ON PROPERTY LOCATED AT 5500 TORRANCE BOULEVARD

PP 86-45:

JOHN ROCCA, IVANO STAMEGNA, BATTÀ VUICICH
CATHERINE MAY, REPRESENTATIVE

City Council
April 14, 1987

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-83, AS AMENDED. This motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilwoman Hardison absent).

ORDINANCE NO. 3194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON 5500 TORRANCE BOULEVARD FROM R-5 AND C-2 TO R-3
ZC 86-4:

JOHN ROCCA, IVANO STAMEGNA AND BATTA VUICICH
CATHERINE MAY, REPRESENTATIVE

MOTION: Councilman Nakano moved to approve Ordinance No. 3194 at its first reading. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote (Councilwoman Hardison absent).

RESOLUTION NO. 87-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION NO. 74-194, TO REVISE THE DESIGNATION OF THE PROPERTY LOCATED AT 5500 TORRANCE BOULEVARD FROM RETAIL COMMERCIAL TO MEDIUM-DENSITY RESIDENTIAL IN THE R-3 ZONE
GPA 86-5,

JOHN ROCCA, IVANO STAMEGNA AND BATTA VUICICH
CATHERINE MAY, REPRESENTATIVE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-84. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

17. ADMINISTRATIVE MATTERS:

17a. EXECUTIVE SESSION:

WITHDRAWN - see Page 2.

City Council
April 14, 1987

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3193:

ORDINANCE NO. 3193

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE REPEALING SECTION
36.1.2. OF ARTICLE 1 OF CHAPTER 6 OF
DIVISION 3 OF THE TORRANCE MUNICIPAL
CODE RELATING TO TAXICABS AND OTHER
VEHICLES FOR HIRE

MOTION: Councilman Nakano moved to adopt Ordinance No. 3193 at its second and final reading. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable (Councilwoman Hardison absent).

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT - To furnish Annual Photographic Supply Requirements for the Police Department.
REF: Bid No. B87-20
ANTICIPATED EXPENDITURE: \$33,861.42 (including tax)

RECOMMENDATION:

It is the recommendation of the Purchasing Division that your Honorable Body award an annual contract to the low responsible bidder, Samy's Camera of Los Angeles, California in the total amount of \$33,861.42 including tax, with firm pricing for a period of six (6) months with an option to renew the contract for an additional one (1) year period with no change in prices quoted.

- 20b. COUNCIL AWARD OF CONTRACT - To furnish and install Fire/Water Protection Systems - City Processing Center.
REF. BID #B87-9
EXPENDITURE: \$11,971

City Council
April 14, 1987

RECOMMENDATION:

It is the recommendation of the Purchasing Division and Information Systems Department that Council award the following contracts:

1. Award a contract for furnishing and installing the fire suppression Halon system to the LOW BIDDER, The C-0-Two Fire Equipment Company in the amount of \$9,200 including tax, for the base system and \$426 for the second location of abort controls and flashing light (required by code).
2. Award a contract for furnishing and installing the water detection system to the LOW BIDDER, also The C-0-Two Fire Equipment Company, in the amount of \$2,345 including tax.

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

* * *

At 9:30 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 9:35 p.m., and the regular Council agenda order was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. See Page 4.

22b. Police Chief Nash announced that Lieutenant Pete Herley will be leaving the Department to accept the position of Chief of Police in Tiburon, California. Best wishes for the future were extended to Lt. Herley.

22c. Councilman Applegate requested that the Council be provided with an update on the SCROC roadway project, including a projection of future activity with regard to the closure of Vine Street. Mr. Applegate also requested that the neighbors in the area be appropriately advised.

City Council
April 14, 1987

22d Councilman Nakano extended congratulations to the City Clerk and his staff for receiving the President's 1987 Award of Distinction from the City Clerk's Association of California.

22e. Councilman Nakano requested that staff follow through regarding illegally posted sports signs on utility poles within the City. City Manager's office to investigate.

22f. Councilman Wirth congratulated all staff involved for the very successful April 11th Open House at the new City Yard facility.

22g. Mayor Geissert expressed pride in the newly opened City Transit and Service Facilities.

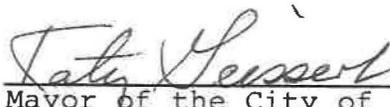
22h. Mayor Geissert requested that a meeting be scheduled with Senator Dills for discussion of this City's position on proposed reorganization of Rapid Transit.

23. ADJOURNMENT:

At 9:47 p.m., the meeting of the City Council was formally adjourned to Tuesday, April 21, 1987, 5:30 p.m.

Adjournment was dedicated to the memory of Mr. Joseph Useldinger.

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
April 14, 1987