

I N D E X

Torrance City Council - July 21, 1987

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Adjournment at 11:30 p.m. to July 28, 1987, 7:00 p.m.

#

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, July 21, 1987, at 5:35 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:

Mr. Ursel Nolte led in the salute to the flag.

The invocation for the meeting was provided by Pastor Daniel B. Weaver, Del Amo Baptist Church.

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

MOTION: Councilman Applegate moved to approve the City Council Budget Workshop minutes of June 8, June 10, and June 15, 1987; and the regular City Council meeting of June 23, 1987, as recorded. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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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. This motion was seconded by Councilwoman Hardison, 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. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED AGENDA ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Councilman Applegate reported briefly on the recent joint meeting of the Citizen Development and Enrichment Committee with members of the School Board regarding the question of Vine Avenue street closure. A formal report and recommendation to Council will be forthcoming in the near future, per Mr. Applegate.

8. COMMUNITY MATTERS:

8a. PRESENTATION OF TEN-YEAR SERVICE AWARD:

On behalf of her fellow Councilmembers, Mayor Geissert presented a memento in recognition of ten years of dedicated service to the City of Torrance to Ms. Laverne Macrossen, Account Clerk. There was gracious acceptance by Ms. Macrossen.

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9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. BARTLETT CENTER EXPANSION:

RECOMMENDATION:

The Parks and Recreation Director and the City Manager recommend that your Honorable Body:

1. Accept final construction documents for the expansion of the Bartlett Senior Citizens Center; and
2. Direct staff to initiate the bid process.

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

Prior to roll call vote, the following members of the audience addressed the Council indicating their support of the recommendation as stated and urging that the project move ahead.

- Ms. Betsey Matthews (Senior Citizens Council)
- Mr. Ursel Nolte (Senior Citizens Council)
- Ms. Janet Paine, speaking on behalf of the Torrance Historical Society, home address 1318 Engracia.

Mayor Geissert took this opportunity to acknowledge the efforts of Mr. Nolte and some of his colleagues on the Senior Citizens Council in obtaining the \$770,000 Grant for this undertaking.

Roll call vote on the above motion for approval was un-animously favorable.

9b. UNITED STATES CONSTITUTION BICENTENNIAL RECOGNITION:

RECOMMENDATION:

The Library Commission recommends that the City Council approve submission of the documents required for the City of Torrance to be officially recognized by the Commission on the Bicentennial of the United States

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Constitution; and that \$300 be appropriated for costs related to this program.

CITY MANAGER NOTE:

An agreement has been reached between the Parks and Recreation and Library Departments to split the \$300 cost and absorb \$150 each within their 1987-88 Budgets.

From the audience, Ms. Gudrun Kimmel, 22704 Elm Avenue, a member of the Torrance Library Commission, provided input on this item for the edification of those present. Further expansion and clarification as desired was provided by the City Manager.

MOTION: Councilman Nakano moved to concur with the above stated recommendation of the Library Commission. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ENCROACHMENT AGREEMENT AT 23525 ARLINGTON AVENUE:

RESOLUTION NO. 87-168

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED JULY 21, 1987, BETWEEN THE CITY OF TORRANCE AND ALLEN H. GINSBURG, PERMITTING THE ENCROACHMENT IN THE PUBLIC RIGHT-OF-WAY OF ARLINGTON AVENUE WITH A BLOCK WALL

MOTION: Councilman Nakano moved to adopt Resolution No. 87-168. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

Mayor Geissert referenced the verbal request received by staff for waiver of the fees involved in the subject matter. Civil Engineering Associate Clark provided desired clarification, noting that the applicant is out of the country at this time -- staff is not recommending approval of the fee waiver.

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10b. BUS SHELTER PROGRAM AGREEMENT:

RESOLUTION NO. 87-169

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH TARGET MEDIA, A GENERAL PARTNERSHIP, FOR THE INSTALLATION AND MAINTENANCE OF BUS PASSENGER WAITING SHELTERS AT UP TO FIFTEEN SITES

MOTION: Councilman Nakano moved to adopt Resolution No. 87-169. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote on the motion, Councilman Applegate expressed concerns regarding placement of any such shelters next to residential uses, noting the north side of Artesia Boulevard to be a specific area of interest in this regard. Mr. Applegate requested that the Council be made aware of any proposed location of a bus shelter adjacent to residential use prior to the approval of that site.

Roll call vote on the motion to adopt Resolution No. 87-169 was unanimously favorable.

14. PERSONNEL MATTERS:

14a. JTPA REVISED FUNDING ALLOCATIONS:

RESOLUTION NO. 87-170

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 AUTOMOTIVE TRAINING CORPORATION OF AMERICA, UNITED AUTO WORKERS, LOS ANGELES UNIFIED SCHOOL DISTRICT - SAN PEDRO/WILMINGTON SKILLS CENTER, McDONNELL DOUGLAS CORPORATION, AND CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-170. His motion was seconded by Councilwoman Hardison.

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Following desired clarification by PIC Coordinator Bobbye Fisher, Council's roll call vote on the above motion was unanimously favorable.

City Attorney Remelmeyer called attention to required Council action on Item #1 of the Personnel Manager's RECOMMENDATION:

- 1) Approve the Operational Plan, service providers and budget appropriations for the second year of the 1986-88 Two-Year Job Training Plan under JTPA.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Wirth, and carried without objection.

15. HEARINGS:

15a. ZC 87-2, GPA 87-4 (EA 87-5) CITY OF TORRANCE:

Mayor Geissert announced that this was the time and place for City Council consideration of a Planning Commission recommendation for a change of zone from R-3 (Limited Multiple Family Residential) to R-3-3 (Three-Family Residential) and a General Plan Amendment from Low-Medium Density Residential to Medium Density Residential on lots facing Gramercy Avenue and Andreo Avenue south of Plaza Del Amo and North of Lincoln Avenue. ZC 87-2, GPA 87-4, (EA 87-5): CITY OF TORRANCE.

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

Audience input was invited by Mayor Geissert. There being no response, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

City Attorney Remelmeyer requested that Planning Staff provide a brief verbal history and rationale of this agenda item for the record.

Councilman Applegate then MOVED to reopen the hearing. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

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Planning Associate Gibson spoke substantially as follows.

The City Council began studying the issue of 40-foot lots some time ago, and as part of that issue the subject of the zoning and General Plan compatibility of this area south of Plaza Del Amo became an issue.

On October 6, 1986, the Council Committee voted to expand the study area to south of Plaza Del Amo to look into the issues of zoning inconsistencies with the General Plan designation.

Basically, on October 22, Council considered a 5-unit condominium at 2417 Andreo, the Doty case. At that particular hearing there were concerns expressed by several neighbors and the Council concerning traffic; possible infrastructure deficiencies in the area; and potential overbuilding of the lots in that area.

The discussion of this area (the R-3-3 Zone) has been intermingled with Council's ongoing discussions and study of the R-3 Zone revisions, and there has been some overlap of those discussions.

On March 10, 1987, the Council directed staff to process a Zone Change to the R-3-3 Zone for this area to address those concerns expressed, and those concerns were identified primarily as the width of streets and the adequacy of parking; the ability of the infrastructure to accommodate development in the area (sewer systems, water systems - could those systems be upgraded or are they adequate at this time to accommodate development of the area); issues of traffic in terms of configuration of the streets in the area -- was there enough street right-of-way and enough street existing to accommodate development of the area; and the issue of possible overdevelopment of the property in light of the fact that there are these noted constraints in that particular area.

On June 3, the Planning Commission considered the Zone Change to the R-3-3 Zone and approved it by a vote of 6-1.

Staff has included a General Plan Amendment which will bring the zoning and General Plan designation into conformance with each other and they will be consistent.

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RECOMMENDATION OF PLANNING DEPARTMENT:

Approval of this Zone Change would modestly reduce the maximum potential density of development thereby reducing slightly the potential impacts on infrastructure, traffic and parking. Approval of the General Plan Amendment would provide consistency between the zoning and General Plan. For these reasons, staff recommends approval of ZC 87-2 and GPA 87-4.

Established standards for the newly created R-3-3 Zone (per staff material of record) were next reviewed by Mr. Gibson for the edification of the audience.

Mayor Geissert then invited audience comments. There was no response, and Councilman Applegate moved to close the hearing. This motion, seconded by Councilman Wirth, carried unanimously by roll call vote.

ORDINANCE NO. 3206

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 FACING GRAMERCY AVENUE AND ANDREO AVENUE SOUTH OF PLAZA DEL AMO AND NORTH OF LINCOLN AVENUE FROM R-3 (LIMITED MULTIPLE FAMILY RESIDENTIAL) TO R-3-3 (THREE-FAMILY RESIDENTIAL)
ZC 87-2: CITY OF TORRANCE

MOTION: Councilman Nakano moved to approve Ordinance No. 3206 at its first reading. His motion was seconded by Councilwoman Hardison, and carried by way of the following roll call vote.

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

NOES: COUNCILMEMBERS: Applegate.

Councilman Applegate clarified that his above negative vote is because, in his opinion, the current owners of R-3 property are not being fairly dealt with.

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RESOLUTION NO. 87-171

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 74-194, TO REVISE THE DESIGNATION OF THE PROPERTY FACING GRAMERCY AVENUE AND ANDREO AVENUE SOUTH OF PLAZA DEL AMO AND NORTH OF LINCOLN AVENUE FROM LOW-MEDIUM DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
GPA 87-4: CITY OF TORRANCE

MOTION: Councilman Nakano moved to adopt Resolution No. 87-171. This motion was seconded by Councilwoman Hardison, and carried as is indicated by the following roll call vote.

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

NOES: COUNCILMEMBERS: Applegate.

15b. CUP 87-13 JAMES AND LAURETTA ELLINGSON:

Mayor Geissert announced that this was the time and place for Council consideration of an appeal by a neighboring resident of a Planning Commission approval of a Precise Plan of Development to allow a first- and second-story addition to an existing single-family residence located in the R-1 Zone in the Hillside Overlay District at 23627 Susana Avenue. CUP 87-13, JAMES AND LAURETTA ELLINGSON.

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

The staff presentation supplemented by slides was provided by Planning Associate Gibson (per staff's written information of record). Mr. Gibson noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the project.

Mayor Geissert then inquired regarding the Court proceedings on this case, whereupon City Attorney Remelmeyer advised that the Court concluded that the Council had acted within the purview of the Constitution and Statutes of the City in denying Mr. Ellingson's application previously. The Court, Mr. Remelmeyer continued, however expressed the hope that the matter

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might be handled by the Council and Mr. Ellingson acting together without having to return to the Court. The fact that Mr. Ellingson has filed an appeal, now pending, from the decision of Judge Gorenfeld in Superior Court, was pointed out by the City Attorney.

In response to specific Council inquiries, Planning Associate Gibson then provided specifics regarding projected roof heights in the various submittals for this project, and also the square footage of the proposed addition.

Mayor Geissert noted that the Council had received a letter and petition on this agenda item late last week. The Mayor presented same to City Clerk Wilson at this time to be made part of the official record of these proceedings. [Letter of opposition to PP 87-13, dated July 12, 1987.]

The proponent or his representative was invited to address the Council.

Mr. Jim Ellingson, 23627 Susana Avenue, submitted a petition containing some 55 signatures indicating approval of the proposed addition at 23627 Susana Avenue. Mr. Ellingson advised that he was instructed by the Court to lower the turret, the chimney, and the roof line -- all of which he has done.

It was confirmed by the proponent that in the latest plans the roof line has been lowered an additional six inches. Mayor Geissert received clarification from Mr. Ellingson as to turret and chimney heights and Planning Associate Gibson confirmed that the turret is now in line with the chimney at two feet above the proposed roof line.

Next to speak from the audience was the appellant, Ms. Roberta Philbrick, 23623 Susana Avenue, who read aloud the letter signed by herself and her husband, dated June 2, 1987, and incorporated in the agenda packet for this hearing.

In response to a direct question from Councilman Wirth, Ms. Philbrick advised that she has no suggestions as to a particular second-story design that would be acceptable to her and her husband.

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Ms. Mardi Elizabeth Cha, 23628 Susana Avenue, spoke in favor of the Ellingson addition.

A resident of 23618 Susana Avenue, Mr. Michael Bobb, stated that he has no opposition to the design plan of the Ellingson's, noted his plans to add to his own residence, and urged that the rights of individual property owners to improve their property be upheld.

Mr. Jim Fierro, 23639 Susana Avenue, voiced his support of the proposed construction.

Next to speak was Ms. Laurie Ellingson, 23627 Susana Avenue. Ms. Ellingson related the sequence of events involving the formulation of their building plans, conversations with neighbors, concessions and plan modifications, City considerations, etc.

Ms. Ellingson maintained that because of Building Code restrictions, their roof cannot be lowered further than the 24'6" of its present design. Her understanding of her neighbor, Mr. Philbrick's attitude in being adamantly opposed to any two-story addition was expressed by this speaker.

The issue of view impact from the Philbrick kitchen window was next refuted by Ms. Ellingson -- the question of invasion of privacy was also addressed, as was the finished size after the addition (2.5 times the original dwelling size of 1,112 square feet). A comparison of the size of other homes in the area was offered by Ms. Ellingson, their present dwelling being the smallest; the largest at 3,300 square feet, and the proposed size of their finished structure being 2,690 square feet which, in her opinion, is in complete harmony with the neighborhood.

The Attorney representing the Ellingson's, Mr. Larry Michaelson, addressed the matter of the Court action on this case, affirming the appeal which has been filed and the stipulation for an extension of time in a good faith effort on both parties to preclude further costs. The efforts of his clients with regard to height reduction considerations as was directed by the Court, were noted by Attorney Michaelson, who maintained that

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the plan has now been reduced to its minimum buildable height (per his clients' builders) for a second-story addition.

The efforts of his clients to address all concerns indicated by their neighbors were noted by Attorney Michaelson, who requested that, should the Council deny this present application, it be a final resolution of the matter (a prejudicial denial) which would, in his opinion, allow his client to then seek redress from the City of Torrance for the diminution of the value of their property.

Ms. Philbrick returned briefly to state her opinion that there has been miscommunication between the parties involved. Photographs were submitted to the City Clerk at this time by Ms. Philbrick.

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 Walker.

Prior to roll call vote on that motion, City Attorney Remelmeyer requested that Planning Associate Gibson be directed to comment on the possibilities of lowering the subject roof height further.

Planning Associate Gibson advised that with retention of the existing first floor ceilings and the roof pitch as proposed, it is staff's opinion that the roof could be lowered one additional foot and still meet Uniform Building Code requirements with the utilization of specific construction techniques on the roof.

Roll call vote on the above motion to close the hearing was unanimously favorable.

Councilmembers then commented individually.

Councilman Wirth reviewed dimensions and square footage of the subject design and stated his opinion that there is definitely the possibility of a second-story addition on the subject home if it is done in a more reasonable way. Mr. Wirth recommended denial without prejudice in order to allow for further modifications.

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At the request of Councilwoman Hardison, Planning Associate Gibson outlined the recent history of Precise Plan appeal cases in the Hillside Overlay district. Mrs. Hardison reviewed her earlier concerns relating to the subject case which involved the impact of structure height on the neighbors to the rear on Riviera Way, and the impact of the bulk of the design on the neighborhood. While the issue of height has, in her opinion, been met, Councilwoman Hardison stated that she still has concerns regarding bulk, particularly as it relates to the neighbor on the downhill side (Philbrick's).

Councilman Walker briefly reviewed past Council considerations and actions on the subject application, etc. noting the design submitted tonight to be "almost the identical project that was turned down." Mr. Walker stated that, although he had voted in favor of the last submittal, he would not now vote for a plan that was basically rejected by the majority of the Council a short while ago. The lowering of the roof height from 25 feet was not the major concern, per Mr. Walker -- what is being asked for is the same as previously, i.e., some substantial modifications.

His previously expressed concerns as to massive rebuilding and remodeling as substantiated by the square footage of the structure were noted by Councilman Nakano. It was this Councilman's contention that there have been no subsequent efforts to reduce the square footage and produce less bulk as desired by him. The massiveness of this design has resulted in a reduction in privacy, thus Mr. Nakano indicated his favor of a denial without prejudice.

Councilman Applegate briefly reviewed the history of this case including Court actions, and noted his support of the project "from the beginning" and his belief that attempts were made to mitigate concerns. Mr. Applegate questioned that any action would satisfy the adjacent neighbor, because of the impact represented by the grade difference between the properties.

It was suggested by Mr. Applegate that the Ellingson's have "gone far beyond" and there has been a major inroad to the vast majority of the problems, thus his support of the project.

Mayor Geissert recalled her original opposition to the project because of view impact to the rear property, and noted subsequent modification of the plans which mitigated that impact.

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Mrs. Geissert stated that, although she had voted for the project at its last consideration, she realized that there was an impact as far as light and air were concerned to the Philbrick home. Her overall disappointment that the proponent has returned so often with such minor modifications was indicated by the Mayor, who then noted her support of the current design in the interest of consistency with her last vote on the case.

The following action was taken.

MOTION: Councilman Wirth moved to grant the appeal and deny the project without prejudice on PP 87-13, JAMES AND LAURETTA ELLINGSON. His motion, seconded by Councilman Mock, carried by way of the following roll call vote.

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

NOES: COUNCILMEMBERS: Applegate and Mayor
Geissert.

City Attorney Remelmeyer noted that Planning Staff will return at the next Council meeting with appropriate findings for the Council to adopt based on the comments made this evening.

Mr. Michaelson, attorney for the Ellingson's, stated for the record: The evidence presented here this evening and reviewed by the Council and the statements made regarding that evidence are not supported by the substantial evidence that has been presented here and do not support the decision of the Council.

* * *

At 7:19 p.m., Mayor Geissert called a brief recess. The Council reconvened at 7:35 p.m..

* * *

At 7:35 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. Agenda items considered jointly by these two bodies and recorded in the Redevelopment Agency minutes of this date are reflected on the following pages.

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Considered together --

Redevelopment Agency item

3a. EARTHQUAKE HAZARD REDUCTION ORDINANCE:

City Council companion item

15c. EARTHQUAKE HAZARD REDUCTION ORDINANCE:

Mayor/Chairwoman Geissert announced that this was the time and place for the hearing on the Earthquake Hazard Reduction Ordinance for repair of pre-March 10, 1933, unreinforced masonry buildings.

In response to an inquiry by Mayor/Chairwoman Geissert, City Clerk Wilson presented the affidavit of publishing and posting, which was filed without objection.

Mayor Geissert then invited input from Building and Safety Director Grippo. During his presentation Mr. Grippo set forth the following recommendation.

RECOMMENDATION:

It is the recommendation of the Department of Building and Safety that the proposed ordinance be adopted and the implementation plan be approved along with the companion Resolution of Support.

Individual Council concerns were then directed to Mr. Grippo, who provided clarification as desired. Points raised included appropriate cost estimating methodology; and the appeals board structure and governing parameters as currently envisioned. It was the request of Councilman Mock that staff return with basic guidelines for an appeal policy.

The staff presentation for the Redevelopment Agency was provided by Planning Associate Bihn, who set forth their recommendation as follows.

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RECOMMENDATION

Redevelopment Agency staff recommend the Redevelopment Agency adopt the attached resolution directing staff to continue to explore interest rate reduction programs to assist affected properties and adopting a policy for administering the review and implementation of the Earthquake Hazard Reduction Ordinance that incorporates, where feasible, achieving Development Standards relating to building appearance, mechanical equipment screening, provision of trash enclosures and maintenance of existing landscape and parking areas, and a policy that those properties affected by the Ordinance shall be eligible for the existing Commercial Rebate Property Rehabilitation Program for items related to the aesthetic treatment of the building and compliance with feasible Development Standards.

Agency comments were then entertained with particular concerns centering around the possibility of earthquake hazard improvement measures triggering a requirement for further upgrading per Downtown Redevelopment Standards (such as trash enclosures, roof equipment screening, etc.)

The importance of establishing an appeals board procedure to hear matters deemed by the property owners to be unfair, was expressed by Mrs. Hardison.

Finance Director Giordano provided a summary of potential financing options to assist in the implementation of structural improvements for earthquake safety. These methods (detailed in staff's written report of record) included: (1) direct funding; (2) tax exempt bond financing; and (3) referral services for outside loan programs.

City Treasurer Rupert outlined certain pending legislative measures which might prove applicable, and indicated that he will keep the Council/Agency informed in this regard.

Audience comments were then invited by Mayor/Chairwoman Geissert. Speakers and the essence of their comments follow.

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Mr. Nick Drale, 1960 Torrance Boulevard: Requested that the City give special consideration to buildings which have been reinforced by the bond beam method. Building and Safety Director Grippio pointed out problems inherent in that procedure which was used on certain buildings in earlier years, and advised that current technology dictates the need for additional reinforcement.

Mr. Paul Kasper, 5016 Steveann Street, representing the Downtown Merchants' Association Earthquake Committee: Reviewed correspondence dated June 3, 1987 (of record) from the Downtown Merchants' Association, setting forth their recommendations pertaining to the subject consideration. Pursuit of creative financing methods was urged by this speaker, as was the separation of this issue from the Redevelopment standard requirements.

Mr. Steve Notaro, 5348 Carol Drive, owner of property at 1610 Cabrillo and owner of a large earthquake hazard reduction company in Los Angeles: Favored the proposed ordinance with certain modifications related to time extension for implementation; separation from Redevelopment matters; cost reduction methodology; and financial considerations.

Mr. Ted Porter, speaking on behalf of the Torrance Area Chamber of Commerce: Urged timely action with regard to implementation of earthquake hazard reduction requirements, and recommended that an independent appeals board be established.

Mr. Joel McCloud, 4484 Spencer Street, President of the Downtown Torrance Association: Expressed concerns about the overall financial impact on property owners and requested City assistance in finding acceptable financing.

There being no one else in the audience who wished to address this matter, Mr. Applegate moved to close the hearing. His motion was seconded by Mr. Wirth, and roll call vote was un-animously favorable.

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Council/Agency discussion ensued. Comments were directed to the following areas of concern.

- o Establishment of effective economic assistance;
- o Separation from aesthetic rehabilitation issues;
- o Timely implementation tied to financing availability;
- o City development of financial assistance options;
- o Exploration of hardship measures;

- o Development of effective appeals process;
- o Thorough investigation of legislative avenues of assistance;
- o Separation of residential from commercial uses for safety upgrading consideration.

The following motion was offered.

MOTION: Councilman Wirth moved to direct City staff to return in four weeks (August 18, 1987) with something firm on dealing with the financial aspects of the situation. His motion was seconded by Councilman Walker.

Discussion continued.

City Treasurer Rupert indicated that he will return with an informational report on financial avenues and funding sources not heretofore considered.

It was recommended by Councilman Applegate that a cooperative effort be instituted with local banking institutions which might represent economic assistance.

City Attorney Remelmeyer advised that his office will address the feasibility of separating the residential uses from non residential.

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In recapping the Council's indicated requests, City Manager Jackson set forth his understanding of Council direction to include the following elements.

- Appeal procedure;
- Concept of separating the subject improvements from the Redevelopment guidelines for the Downtown Project Area;
- Establishment of costs prior to a judgment regarding aesthetic approach;
- Firmer estimates of actual costs where feasible;
- Exploration of separating residential from non residential uses;
- Investigation of a three-level method of financing methodology --
 - (1) Assistance in acquiring loans,
 - (2) Involvement in Redevelopment effort,
 - (3) Federal or State legislation.

Mr. Jackson suggested that staff be given a four-week period of time to return with a framework including each of the above elements and laying out a recommended direction to follow. A projected time schedule would also be returned at the same time, per Mr. Jackson.

Councilman Wirth affirmed that the above outline offered by the City Manager is commensurate with the intent of his earlier motion. The motion, as clarified, carried without objection.

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At 9:28 p.m., the joint session of the City Council/Redevelopment Agency was formally adjourned, and the Council returned to its regular agenda order.

* * *

17. ADMINISTRATIVE MATTERS:

17a. EXECUTIVE SESSION:

See Pages 22-25.

17b. ADOPTION OF VARIOUS MOU'S:

See Pages 23-25.

20. CONSENT CALENDAR:

- 20a. COUNCIL AWARD OF CONTRACT CHANGE: For inclusion of additional SB-300 Street Maintenance Funds to be used for additional curb and gutter repairs
Reference: Contract Number 26442
Additional Expenditure: NOT TO EXCEED - \$39,008.78.

RECOMMENDATION:

The Purchasing Division recommends that your Honorable Body authorize the award of a contract change to the current contract with the low responsible bidder, Cancino & Sons Engineering Company of Gardena, California, based upon their firm unit pricing, in an amount NOT TO EXCEED \$39,008.78. Total contract NOT TO EXCEED cost would be adjusted upward to \$242,692.78.

FINANCE RECOMMENDATION:

The final increment of current State SB-300 funds received on June 1, 1987 was never officially appropriated.

It is RECOMMENDED that approval of this item include the appropriation of \$39,008.78 additional SB-300 funds for street maintenance.

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MOTION: Councilman Applegate moved to approve staff recommendation on Agenda Item 20a. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

22. ORAL COMMUNICATIONS:

22a. Councilman Nakano expressed appreciation for the timely receipt of information from the City Manager's office relative to the Safety Committee (this information was requested under Oral Communications at the City Council meeting of July 14, 1987 - see Page 15, Item 22c of those minutes). Mr. Nakano expressed the desire that concerns of the employees "in the field" not be lost in the process.

City Manager Jackson indicated his office would follow up in this regard.

22b. Councilman Wirth requested that proposed modification to the animal ordinance as related to a recent complaint, be submitted to the Council for consideration. Building and Safety Director Grippo indicated that he will return with options.

22c. Councilman Wirth requested that Council be provided with additional information regarding overbuilding concerns on R-1 properties. Planning staff to follow through.

22d. Councilman Wirth extended commendations to the City for its excellent production of "My Fair Lady."

22e. Representatives of various employee groups in the City addressed the Council regarding their serious on-going concerns and frustrations pertaining to the City's negotiation practices and procedures. Serious Council consideration was requested.

Unit representatives who spoke were:

- Jim Sheldon, President Engineers
- Wendy Carr, President TLEA
- Mike Paolozzi, President TPOA
- Sue Powell, Representative TCEA

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- Jackie Day, President TFEA
- Lamont Frederick, President TME/AFSCME.

22f. Mr. John Garfield, Business Agent for Local 1117 TME/AFSCME, 3930 Wilshire Boulevard, Los Angeles, indicated his concerns regarding an incident at the negotiating table wherein the City's negotiator was unfamiliar with a specific point of labor law.

The Council now returned to --

17a. EXECUTIVE SESSION:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation for certain employee groups. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54957.6 (a).

The City Council will also give instructions to the City Manager regarding the purchase of El Rancho Motel, located at 3215 Pacific Coast Highway. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54956.8.

The Council will also confer with the City Attorney on pending litigation on the following case: Phelps vs. Lachman and the City of Torrance, SWC 78122. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54956.9 (a).

The City Council will also receive advice from the City Attorney regarding potential litigation arising out of the City's architectural contract for the design of the Theatre Arts Center. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54956.9 (b).

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At 9:55 p.m., Mayor Geissert declared a ten-minute recess, following which the Council immediately convened in executive session for the purposes outlined above.

The City Council returned at 11:25, to consider the following agenda item.

17b. ADOPTION OF VARIOUS MOU'S:

Council action is reflected below.

RESOLUTION NO. 87-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE LIBRARY EMPLOYEES ASSOCIATION FOR THE PERIOD FROM JULY 19, 1987 TO JULY 19, 1988

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-172. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

RESOLUTION NO. 87-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR TORRANCE LIBRARY PART TIME EMPLOYEES IN THE JOBS OF LIBRARY PAGE, JUNIOR LIBRARY CLERK I, AND JUNIOR LIBRARY CLERK II FOR THE PERIOD JULY 19, 1987 TO JULY 19, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 87-173. This motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

RESOLUTION NO. 87-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL PARK AND RECREATION EMPLOYEES ORGANIZATION FOR THE PERIOD FROM JULY 5, 1987 TO JULY 2, 1988

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MOTION: Councilman Nakano moved to adopt Resolution No. 87-174. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

RESOLUTION NO. 87-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE RECURRENT RECREATION EMPLOYEES ORGANIZATION FOR THE PERIOD FROM JULY 5, 1987 TO JULY 2, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 87-175. This motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

RESOLUTION NO. 87-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE CITY EMPLOYEES ASSOCIATION FOR THE PERIOD FROM JULY 19, 1987 TO JULY 1, 1988

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-176. His motion, seconded by Councilman Mock, was unanimously approved by roll call vote.

RESOLUTION NO. 87-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE PROFESSIONAL AND SUPERVISORY ASSOCIATION FOR THE PERIOD FROM JULY 5, 1987 TO JULY 1, 1989

MOTION: Councilman Nakano moved to adopt Resolution No. 87-177. This motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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RESOLUTION NO. 87-178

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING RESOLUTION
NO. 86-221 SETTING FORTH WAGES, HOURS
AND WORKING CONDITIONS FOR EMPLOYEES
REPRESENTED BY THE ENGINEERS

MOTION: Councilman Nakano moved for the adoption of
Resolution No. 87-178. His motion, seconded by Councilman Mock,
was unanimously approved by roll call vote.

RESOLUTION NO. 87-179

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE ELECTING TO
FIX THE EMPLOYER'S CONTRIBUTION
UNDER THE PUBLIC EMPLOYEES' MEDICAL
AND HOSPITAL CARE ACT ONLY WITH
RESPECT TO MEMBERS OF THE TORRANCE
PROFESSIONAL AND SUPERVISORY ASSOCIATION

MOTION: Councilman Nakano moved to adopt Resolution
No. 87-179. This motion, seconded by Councilwoman Hardison, was
unanimously approved by roll call vote.

Further action as a result of the executive session is
reflected below.

City Attorney Remelmeyer requested that the City Coun-
cil concur with the recommendation of the City Attorney for
settlement of the case of Phelps vs. Lachman and the City of Tor-
rance, SWC 78122.

Councilman Nakano SO MOVED. His motion was seconded
by Councilwoman Hardison, and roll call vote was unanimously
favorable.

At 11:30 p.m., the meeting of the City Council was for-
mally adjourned to Tuesday, July 28, 1987, at 7:00 p.m.

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Peggy Laverty
Minute Secretary

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Katy Seesser
Mayor of the City of Torrance

Arnold E. Wilson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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