

I N D E X

Torrance City Council - September 22, 1987

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Adjournment was at 11:57 p.m. to Tuesday
September 29, 1987 at 5:00 p.m.

#

Peggy Laverty
Minute Secretary

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MINUTES OF AN ADJOURNED
REGULAR MEETING OF THE
TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an adjourned regular meeting on Tuesday, September 22, 1987, at 6:00 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Hardison, Nakano, Wirth and Mayor Geissert. Councilman Mock joined his colleagues at 6:08 p.m. Councilman Walker arrived at 6:16 p.m.

Absent: None.

Also present: City Manager Jackson, Assistant City Attorney Quale, and Staff representatives.

* * *

Immediately following roll call, Mayor Geissert announced that the Council would recess to the West Annex of Torrance City Hall for purposes of a workshop meeting to review and receive public comments regarding revised schematic design drawings for the proposed General Aviation Center.

The proceedings of the workshop session are recorded on the pages immediately following.

* * *

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I. OPENING REMARKS:

Mayor Geissert called the meeting to order at 6:08 p.m. (Councilman Mock having joined his colleagues at this location).

The Mayor extended a warm welcome to the substantial audience in attendance and invited questions during this session.

II. INTRODUCTION AND OVERVIEW:

Management Programs Administrator, Phil Tilden, provided an introduction and overview of the meeting, presenting a brief chronology of events which have led to this point in the General Aviation Center design concept. Mr. Tilden outlined areas of concern which were evidenced at the City Council meeting of August 11, and which will be addressed by the architect at this meeting.

III. PRESENTATION OF SCHEMATIC DESIGN:

Mr. Bob Schiller, architect with H. Wendell Mounce AIA & Associates, displayed schematic drawings setting forth alternative design concepts which address the following specific areas of concern.

- A. Public Area
 - View of Field
 - Reduction of size
- B. Pilots' Lounge
- C. Flight Planning Room
 - Location
 - Size Evaluation
- D. Community Meeting Room
 - Community Needs
 - Options for Reduction
 - Exterior Entrance
- E. Food Service Center.

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During his presentation of each of the design alternatives, Mr. Schiller described the changes to their original submittal in much the following manner (per staff's written analysis on this agenda item).

VARIATION "D" (Original Design with Revision):

The pilots planning area has been relocated to the northerly portion of the building so visual access is provided. The pilots and public can continue to take advantage of the large open elevated deck immediately adjacent to the airport proper. Security and controlled access to airport is maintained from original plan. Administrative functions are maintained separately from the 24 hour public and pilot facility.

*

VARIATION "C":

Relocated Pilots and Public Area to East of Administration Building. This alternative is similar to variation "B" above except the public area is flipped with the pilot planning area within the building. The advantages and disadvantages stated above in variation "B" would still apply. The G.A.C. project costs would not significantly change with either option "B" or "C".

*

VARIATION "B":

Relocated Pilots and Public Area to East of Administration Building. This alternative reverses the layout of the administration building to provide closer access between pilots and Noise Abatement staff. The pilots planning and public waiting area are immediately adjacent to the runway area in line with the administration building.

Security and controlled access to the Airport is provided from the covered deck/foyer area. A major disadvantage is the location of the Noise Abatement staff. The visual access of the staff would be limited to 180 degrees as the view to the southwest (45 degrees) would be lost in order to accommodate the access and availability to the pilots.

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VARIATION "A":

Relocated Pilots and Public Area. This alternative moves the building northerly to the setback of the administration building. The pilots planning area is at the most westerly edge of the facility. Two smaller decks are provided instead of the one larger public deck. The building is skewed to provide for a 45 degree line of site to the southwest for visual aircraft identification purposes. This alternative is estimated to increase the cost by 20% and reduce the public deck area.

* * *

NOTE: Councilman Walker arrived during Mr. Schiller's presentation (6:16 p.m.)

* * *

Individual Councilmembers posed questions regarding various aspects of the plans presented. Expanded design description, as well as clarification with regard to anticipated cost factors; comparative meeting room sizes; construction considerations; distances between specific areas; etc., was provided by the project architect.

During the ensuing discussion, Management Programs Administrator Tilden directed the Council's attention to the staff report (of written record) covering the current status of meeting room availability throughout the City of Torrance.

Staff's recommendation regarding the GAC design was noted as follows:

RECOMMENDATION:

The Transportation and Building and Safety Departments recommend that the original schematic design drawing as revised (Plan "D") be selected for the design of the General Aviation Center.

Discussion continued.

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The issues of field visibility and scope of view area required for desired Noise Abatement Center operations were addressed, with details provided by Environmental Quality Administrator McElroy and by Environmental Quality Officer Roelen. The need for a clear view to the west and to the south was explained as a critical need in effective noise abatement operations.

* * *

Audience input was then invited by the Mayor.

The possibility of incorporating a glass dome in the roof for use by Noise Abatement personnel was suggested by Mr. Ted Stinis, Torrance Area Pilots' Association 4118 Via Lado. The impracticability of this concept was addressed by the architect, who pointed out the need for a view that encompassed both ground and sky; problems related to fulfilling handicapped access requirements; etc.

The next audience speaker was Mr. Joe Arciuch, who agreed with staff's statements regarding the need of a sweeping view for Noise Abatement personnel; cautioned regarding appropriate economic considerations; and indicated that he would probably prefer Variation "D" at this time.

Attention was briefly directed to the meeting room size proposed in the plans presented. Mr. Schiller advised that the meeting room area in all variations of the plan is 1200 square feet -- the City Hall West Annex meeting room is approximately 900 square feet which was deemed by Councilwoman Hardison as a "comfortable size".

Next to speak from the audience was Mr. William Harmon, 2662 Grand Summit Road, who requested and received clarification from the architect relative to Noise Abatement area placement and design.

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Mr. Ted Stinis, Torrance Area Pilots' Association, returned and indicated a preference for Variation "B" over the other options provided by the architect because of the cost factors involved; however, he offered his own concept of the meeting room and public/pilots waiting area which, in his opinion, would represent an improvement from the pilots' viewpoints and would be functional for years to come. Copies of Mr. Stinis' design were submitted to Councilmembers and staff, and have been made part of the official record on this agenda item.

Mr. Barry Jay, 2514 Brian Avenue, President of Torrance Airport Boosters Association, indicated his preference for Variation "B" with the Noise Abatement area moved to the westerly corner, and with an additional noise abatement map provided in the flight planning area.

Mr. Gary Kovacs, 2520 west 234th, also voiced a preference for Variation "B" with the Noise Abatement area moved to the westerly corner.

* * *

At 7:19 p.m., Mayor Geissert called a brief recess in order that Councilmembers, staff, and interested members of the audience might relocate to the Council Chambers for the regular City Council meeting of this date. (See succeeding pages of these minutes.)

* * * * *

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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, September 22, 1987, at 7:30 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, Assistant City Attorney Quale, and Staff representatives.

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by Ms. Hope Witkowsky.

The invocation for the meeting was provided by Reverend Randy Rhoades, Jubilee Fellowship.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the City Council minutes of September 1, 1987, as recorded. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Wirth ABSTAINED as he was not in attendance on September 1).

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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. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

5. MOTION RE POSTING OF AGENDA:

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

6. WITHDRAWN OR DEFERRED ITEMS:

Item 13a: CONTROL OF DANGEROUS ANIMALS -- Assistant City Attorney Quale requested that this agenda item be withdrawn at this time, to be returned at the September 29 Council meeting. See Page 21.

7. COUNCIL COMMITTEE MEETINGS:

PUBLIC SAFETY COMMITTEE

Met this date (September 22, 1987, 5:00 p.m.)
Report to be forthcoming.

EMPLOYEE RELATIONS COMMITTEE

Monday, September 28, 1987, 5:00 p.m.
Subject: Commission Conferences.

TRANSPORTATION COMMITTEE

To meet in October, date yet to be established
Subject: Public Input re Airport.

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Mayor Geissert reminded all present of the 75th Anniversary Celebration for the City of Torrance to be held on October 24 at Wilson Park.

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8. COMMUNITY MATTERS:

8a. RECOGNITION OF SKYLINE MOBILE PARK:

RESOLUTION NO. 87-221

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE RECOGNIZING SKYLINE
MOBILE PARK AS "PARK OF THE YEAR"

MOTION: Councilman Nakano moved to adopt Resolution No. 87-221. His motion, seconded by Councilman Mock, carried un-animously by roll call vote.

Mr. Albert Hall was present to accept, with sincere ap-preciation, the above resolution on behalf of the residents of Skyline Mobile Park.

8b. COMMISSION APPOINTMENTS:

The following Commission vacancy was duly filled as in-dicated.

FINE ARTS COMMISSION:

- Ms. Charlotte Kyes

Ms. Kyes was administered the Oath of Office by City Clerk Donald E. Wilson.

Because of the limited number of applications received for appointment to the Senior Citizens Council, it was the request of City Clerk Wilson that that vacancy be readvertised and returned to the Council for appointment at a later date.

Councilman Wirth SO MOVED. His motion was seconded by Councilwoman Hardison and, there being no objection, it was so ordered.

* * *

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Considered next out of order --

15. HEARINGS:

15b. CUP 87-23, TT 45406 (EA 87-8) DAN BUTCHER:

Mayor Geissert announced that this was the time and place for Council consideration of a continued appeal of a Planning Commission approval of a Conditional Use Permit and a Tentative Tract to allow the modification of two conditions of approval of a 52-unit residential condominium development on the south side of Spencer Street, 300 feet west of Earl Street in the R-TH Zone; CUP 87-23, TT 45406 (EA 87-8), DAN BUTCHER.

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

It was noted by Principal Planner Gibson that the applicant and staff have reached accord regarding the two conditions which were appealed on the subject case. The following explanation (per staff's written material on this item) was offered by Mr. Gibson.

1) Condition #7

Staff concurs with the applicant's request for a 40' driveway. Due to the "T" intersection located immediately following entry onto the property, large vehicles will benefit from the additional width to maneuver towards the entry gates. In addition, raised dividers will be restricted to increase maneuverability.

Revised Condition #7

That the driveway apron shall be 40 feet wide S-11 (radius type--10' radius) with depressed back of walk and wheelchair ramps. No raised island divider shall be installed in or immediately adjacent to the Spencer St. driveway entrance.

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2) Condition #9b

With further clarifying language added to the condition, this condition is acceptable to staff and the applicant.

Revised Condition #9b

That prior to routing truck or earth-moving equipment within 2' (excluding trenches) over any portion of the existing drain, the pipe bedding and backfill for this particular portion shall be upgraded per LACFCD Std. 2-D177, Case V prior to implementation of any such plans.

Mr. Gibson noted that Staff RECOMMENDS approval of the subject case with conditions as above modified. Mr. Gibson further noted that these modified conditions are reflected in the resolution presented for Council consideration.

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

MOTION: Councilman Walker moved to concur with the staff recommendation as stated. His motion was seconded by Councilman Wirth and roll call vote was unanimously favorable.

RESOLUTION NO. 87-222

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, APPROVING
A CONDITIONAL USE PERMIT TO ALLOW A 52-
UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT
ON THE SOUTH SIDE OF SPENCER STREET, 300
FEET WEST OF EARL STREET IN THE R-TH ZONE
CUP 87-23: DAN BUTCHER

MOTION: Councilman Nakano moved to adopt Resolution No. 87-222. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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* * *

At 7:54 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 7:58 p.m., and the regular City Council order of business was resumed.

* * *

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. GRANT OF EASEMENT - LAND WEST OF PRAIRIE AND NORTH OF CHALLENGER STREET:

RESOLUTION NO. 87-223

A RESOLUTION OF THE CITY OF TORRANCE
AUTHORIZING AND DIRECTING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST
AN EASEMENT TO SOUTHERN CALIFORNIA
EDISON COMPANY FOR UNDERGROUND ELECTRICAL
SYSTEMS AND APPURTENANCES

MOTION: Councilman Nakano moved to adopt Resolution No. 87-223. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

10b. PROPOSED UNDERGROUND UTILITY DISTRICT #12:

RECOMMENDATION:

The Underground Utility Committee recommends that:

1. The City Council set October 20, 1987 at 5:30 p.m. as the date and time for a public hearing on the matter of Underground Utility District #12;
2. The City Council designate the areas indicated on the map (of record) as proposed Underground Utility District #12; and,
3. The City Council direct the City Clerk to notify all property owners affected by proposed Underground Utility District #12.

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MOTION: Councilman Nakano moved to concur with the above recommendation of the Underground Utility Committee. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

10c. SCHEMATIC DESIGN DRAWINGS FOR THE GENERAL AVIATION CENTER AT TORRANCE AIRPORT:

Mayor Geissert noted that a workshop session was held on this subject beginning at 6:00 p.m. this date (see Pages 2-6 of these minutes).

Management Programs Administrator Tilden provided the staff presentation associated with this agenda item, complete with transparencies depicting the schematic design variations submitted by the architect (see Pages 3 and 4 of these minutes for an analysis of these alternate design proposals). Mr. Tilden also called attention to an overview of the field showing line-of-sight patterns and a working model of the project displayed in the Council Chambers.

RECOMMENDATION:

The Transportation and Building and Safety Departments recommend that the original schematic design drawing as revised (designated as Variation "D") be selected for the design of the General Aviation Center.

Mr. Bob Schiller, Project Manager with the architectural firm of H. Wendell Mounce AIA & Associates, responded to specific Council inquiries which included: available field of view for the Noise Abatement Center; public accessibility to the Noise Abatement Center; relationship to Operations Center; etc.

Further details regarding Noise Abatement Center activities and requirements were provided, as requested, by Environmental Quality Administrator McElroy, following which public comments were invited by the Mayor.

Mr. James R. Matheson, 25908 Matfield Drive, suggested, in the interest of economy, the possibility of recycling the present administrative offices rather than incorporating airport administration in the new facility. The need for a full service restaurant rather than food vending machines was also stressed by this speaker, who indicated his preference for Variation "B".

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Addressing Mr. Matheson's recommendation to retain the existing administration offices, Director of Transportation Horkay explained the overall inefficiency and inadequacy of these facilities and also noted Code related problems. Mr. Horkay also pointed out that the current administration site is projected as a prime FBO parcel.

By way of further clarification, City Manager Jackson explained that the proposal represented by the designs submitted allows for staff to overview the new public areas, while still retaining a separation of the various facilities.

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Next to speak from the audience was Mr. Ted Stinis, Torrance Area Pilots Association, 4118 Via Lado, who deemed Plan "B" to be closest to what the pilots would like to see. Mr. Stinis outlined additional pilot needs to include a 600 square foot minimum area for flight planning (rather than 400 square feet, as shown) and a full service restaurant with the availability of warm food.

*

At this point, Mayor Geissert inquired regarding the established procedure to be followed in affording the Council further plan review. City Manager Jackson affirmed that if the Council directs a variation from the fixed schemes presented, the design as modified will be returned to the Council. Following that review, per Mr. Jackson, will be design development and a return of those more specific drawings to Council for approval; thence to construction drawings and the bid process.

Mayor Geissert commented that a larger flight planning area could easily be accommodated by encroaching somewhat into the public/pilots waiting room.

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Mr. Joe Arciuch, 23521 Kathryn Avenue, noted his personal concern that costs be kept to a reasonable level, and recommended that the size of the building be reduced wherever possible. He concurred, however, in the pilots' desire for a 600 square foot planning area (as above voiced by Mr. Stinis).

Mr. Arciuch then outlined a hypothetical case involving the possibility of commuter airline flights at the Torrance Municipal Airport.

Councilman Walker called attention to the Council's record of strong opposition to any type of commuter airline activity in this City. He also expressed his opinion that the size of the facility proposed has been reduced as much as possible, while keeping it usable for pilots and workable for employees, the administrative offices being minimal in size, per Mr. Walker.

Addressing Mr. Arciuch's concerns regarding possible future commuter air traffic in Torrance, Director of Transportation Horkay specified runway length and surface load capacity as factors governing the size of aircraft which can safely use the airport. It was confirmed by Mr. Horkay (in response to a question by Councilman Wirth) that at the time the City's runways were resurfaced the load capacity was not increased.

It was requested by Councilman Nakano that staff investigate and report back on whether or not there has been a court case wherein a commuter terminal was imposed at a General Aviation Center where none existed previously. City Manager/City Attorney will follow up in this regard.

Councilmembers then addressed their personal preferences in the design alternatives presented.

Councilwoman Hardison preferred Variation "B", moving the Noise Abatement Center to the northwest corner (to increase view capability). Mrs. Hardison also suggested that 900 square feet for the meeting room (rather than 1200 square feet) would be adequate to meet the needs of the community.

Councilman Wirth favored Variation "A", noting that in this plan the meeting room is set off from other areas, a good view is provided for Noise Abatement, and decking areas appear most feasible.

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Councilman Mock also preferred Variation "A" for the reasons stated by Mr. Wirth and also because the Noise Abatement and flight planning rooms are provided the greatest viewpoint.

Councilman Nakano spoke in favor of Variation "A" for the above stated reasons and also because of the location of the food service and restroom areas.

Councilman Walker preferred Variation "A", noting that in either Plans "B" or "C", access to the restrooms is through the public/pilots waiting area.

Councilman Applegate favored Modified Variation "B". Speaking in opposition to Variation "A", Mr. Applegate noted his opinion that the access design is a negative factor; the projected cost is 20% higher (per analysis data); public and pilot areas are not in a position of prominence; etc.

In response to a question by Councilman Wirth, City Manager Jackson advised that the possibility of an increased cost of 10% - 20% for Variation "A" could be accommodated in the budget.

MOTION: Councilman Wirth moved for approval of Variation "A". His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, discussion turned briefly to cost factors. It was clarified by Mr. Schiller, architect, that the geometry of the structure in Variation "A" is what affects that cost by approximately 10%, the exact figures not having been established at this time.

Councilwoman Hardison suggested the possibility of adding a small kitchenette facility to the meeting room (see Page 17 for direction in this regard).

Councilman Wirth's motion to approve Variation "A" carried by way of the following roll call vote:

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

NOES: COUNCILMEMBERS: Applegate and Hardison.

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At this time Councilwoman Hardison reiterated her desire that the meeting room be reduced in size to no more than 900 square feet (a size consonant with that of the City Hall West Annex meeting room), and she also requested that the idea of kitchenette facilities in conjunction with that meeting room be explored.

Mayor Geissert concurred, requesting that conceptual drawings be returned to the Council with the altered size of the meeting room reflected, as well as a small kitchenette addition.

* * *

At 9:20 p.m., Mayor Geissert called a brief recess. The Council returned at 9:36 p.m.

* * *

Considered next out of order --

15. HEARINGS:

15a. CUP 71-43 (MOD), PP 87-36, BRUCE NEWELL AND KATZMAIER NEWELL KEHR (KING'S HAWAIIAN BAKERY WEST):

Mayor Geissert announced that this was the time and place for a public hearing on City Council consideration of an administrative appeal of a Planning Commission approval of a modification to a previously approved Conditional Use Permit and a Precise Plan of Development to allow the remodeling of an existing restaurant building in the C-3 (PP) zone on property located at 2808 Sepulveda Boulevard. CUP 71-43 (MOD), PP 87-36: BRUCE NEWELL AND KATZMAIER NEWELL KEHR (KING'S HAWAIIAN BAKERY WEST).

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

Staff presentation was provided by Principal Planner Gibson, who noted that the Planning Commission and Planning Department recommend denial of the appeal and approval of the request.

Associate Transportation Engineer Vance set forth, with the aid of transparencies, optional driveway designs as requested by Council which would discourage traffic from proceeding through the nearby residential neighborhood upon leaving the restaurant.

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Mr. Vance provided further clarification of existing and desired traffic movements; enforcement considerations; etc.

The proponent's representative was invited to address the Council at this time.

Mr. Peter Lacombe, 3848 Carson Street, introduced the owner of King's Hawaiian Bakery West, Mr. Mark Taira, 1306 213th Street, who described similar restaurant operations owned by his family in Hawaii. Mr. Taira noted that these projects have experienced no problems, although they are located adjacent to residential use, as is the subject development.

Councilman Walker noted that the application for the subject facility was for a 24-hour operation and also for both ingress and egress from the Hickory Avenue driveway. Mr. Walker invited the proponent's response to the possibility of closing from 2:00 a.m. to 5:00 a.m. and also to allowing ingress only from Hickory Avenue. Mr. Taira indicated that the hours proposed by Mr. Walker might be workable -- egress onto Hickory he deemed desirable from a standpoint of safety; however, he noted acceptance "if it came to that."

In response to further Council questions, Mr. Taira advised that no bakery products will be trucked from this site and there will be no deliveries between midnight and 5:00 a.m.

Discussion continued regarding hours of operation and concerns involving the immediate proximity of this restaurant to a residential area and the history of problems which have been in evidence over the years with other restaurants occupying the subject site. The proponent ultimately indicated acceptance of a 1:30 a.m. closing time, but did not react favorably to a 1:00 a.m. closing.

Public input was invited by Mayor Geissert.

The following individuals voiced opposition to traffic from the restaurant exiting onto Hickory Avenue (and thereby into their residential neighborhood) -- many also indicated opposition to a 24-hour operation at this location.

- Mr. Michael Clint, 2764 West 225th Street -- submitted letters (of record).
- Mr. Kenneth Creal, 23018 Greenwood Avenue.

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- Ms. Dana Carriere, 22516 Greenwood Avenue.
- Ms. Claire Greenwald, 2540 West 232nd Street (speaking on behalf of Marble Estates Homeowners Association).
- Mr. Phil O'Connor, 2639 West 225th Street.
- Ms. Julie Johnson, 22635 Greenwood.
- Mr. William Edwards, 22642 Greenwood.

Further concerns voiced by the above speakers included: increased traffic in the area of Hickory Elementary School and the park; desire to preserve the residential neighborhood atmosphere; increased noise; negative precedent-setting aspects; pedestrian safety; adequate controls to prohibit traffic from continuing southbound on Hickory from the projected Hickory extension north of Sepulveda; delivery truck intrusion; increased on-street parking in residential area; short stacking distance for left turns from Hickory onto Sepulveda; etc.

During discussion of traffic concerns, Associate Transportation Engineer Vance clarified (regarding the extension of Hickory north of Sepulveda) that a condition under which that access was permitted provided that the City would install whatever physical barriers were required if the design permitting turns only onto Sepulveda from southbound traffic becomes a problem.

Speaking in favor of the proposal as submitted, including allowing both ingress and egress on Hickory were:

- Mr. Gary Sucra (?), 22905 Wade Avenue.
- Ms. Hope Witkowsky, 18827 Gerkin Avenue.
- Mr. Gary Meyer, 22923 Fonthill.

Mr. Terry Fleming, 826 Felbar Avenue, suggested the possibility of a compromise regarding hours of operation -- 2:00 a.m. closing with a 1:00 a.m. closing of alcoholic beverage sales.

The hearing was closed upon a motion by Councilman Aplegate, seconded by Councilman Walker, and carried unanimously by roll call vote.

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MOTION: Councilman Applegate moved to approve CUP 71-43 (MOD) and PP 87-36, Bruce Newell and Katzmaier Newell Kehr (King's Hawaiian Bakery West) subject to all conditions with the following additions:

Condition #17: That the driveway on Hickory Avenue shall be used for ingress only.

Condition #18: That hours of operation for the restaurant shall be from 5:00 a.m. to 1:00 a.m.

The motion was seconded by Councilwoman Hardison, and following a brief discussion wherein individual Councilmembers voiced their concerns regarding traffic safety and their desire that the residential integrity of the neighborhood be maintained, roll call vote proved unanimously favorable.

RESOLUTION NO. 87-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ALLOW THE REMODELING OF AND ADDITION TO AN EXISTING RESTAURANT BUILDING IN THE C3 (PP) ZONE ON PROPERTY LOCATED AT 2808 SEPULVEDA BOULEVARD CUP 71-43 (MOD): BRUCE NEWELL AND KATZMAIER NEWELL KEHR (KING'S HAWAIIAN BAKERY WEST)

MOTION: Councilman Nakano moved to adopt Resolution No. 87-224, as modified. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

RESOLUTION NO. 87-225

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 REMODELING OF AND ADDITION TO AN EXISTING RESTAURANT BUILDING IN THE C3 (PP) ZONE ON PROPERTY LOCATED AT 2808 SEPULVEDA BOULEVARD

PP 87-36: BRUCE NEWELL AND KATZMAIER NEWELL KEHR (KING'S HAWAIIAN BAKERY WEST)

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MOTION: Councilman Nakano moved to adopt Resolution No. 87-225, as amended. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

The Council now returned to --

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. CONTROL OF DANGEROUS ANIMALS:

Assistant City Attorney Quale reiterated his request (see Page 2) that Agenda Item 13a be held at this time and returned to the Council at its September 29, 1987 meeting.

There were no objections, and it was so ordered.

15. HEARINGS:

15a. CUP 71-43 (MOD), PP 87-36, BRUCE NEWELL AND KATZMAIER NEWELL KEHR (KING'S HAWAIIAN BAKERY WEST):

Considered earlier - see Pages 17-21.

15b. CUP 87-23, TT 45406 (EA 87-8) DAN BUTCHER:

Heard earlier - see Pages 10 and 11.

17. ADMINISTRATIVE MATTERS:

17a. 1988 GENERAL MUNICIPAL ELECTION:

RESOLUTION NO. 87-226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY MARCH 8, 1988, FOR THE ELECTION OF CERTAIN OFFICERS OF THE CITY AS REQUIRED BY PROVISIONS OF THE CHARTER

MOTION: Councilman Nakano moved to adopt Resolution No. 87-226. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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RESOLUTION NO. 87-227

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES TO RENDER SPECIFIED SERVICES TO THE CITY RELATING TO THE CONDUCT OF A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, MARCH 8, 1988

MOTION: Councilman Nakano moved for the adoption of Resolution No. 87-227. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

17b. PREPARATIONS FOR CONDUCT OF 1988 GENERAL MUNICIPAL ELECTION:

RESOLUTION NO. 87-228

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN ELECTION SUPPLY CONTRACT WITH MARTIN AND CHAPMAN COMPANY RELATING TO THE GENERAL MUNICIPAL ELECTION TO BE HELD MARCH 8, 1988

MOTION: Councilman Nakano moved to adopt Resolution No. 87-228. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17c. ARCHITECTURAL AGREEMENT - COMMUNITY RECREATION AND CULTURAL ARTS CENTER:

RECOMMENDATION:

The City Manager requests the City Council to concur in the termination of the agreement with H. Wendell Mounce, AIA & Associates for architectural services for the Community Recreation and Cultural Arts Center.

The City's goal is to develop a workable project on budget in the least amount of time. If the City Council concurs in this recommendation it is requested that authorization be given to solicit requests for proposal from qualified firms to provide architectural services to redesign the center.

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MOTION: Councilman Applegate moved to concur with the above stated staff recommendation. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17d. EXECUTIVE SESSION:

See below.

22. ORAL COMMUNICATIONS:

22a. Councilwoman Hardison requested that Cable staff ascertain when the Torrance Unified School District's video tape on the history of Torrance is to be cablecast and so advise the Council.

22b. Mayor Geissert noted that a bicycle has been donated by Fabio Calle in conjunction with the City's 75th Anniversary Celebration.

22c. Mr. Dave Saliba, 1505 Florwood, related serious personal concerns regarding the City's ability to handle a 100-year flood, particularly in light of current activities involving the filling of the Sonoma Sump.

It was the direction of Mayor Geissert that the City Engineer meet with Mr. Saliba and interested parties to discuss the matter.

The Council now returned to --

17d. 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 represented employee groups. Authority for holding an executive session for this purpose is contained in the provisions of Government Code Section 54957.6(a).

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We will also receive advice from the City Attorney regarding four unrelated potential litigation problems:

the first, arising from the City's architectural contracts with H. Wendell Mounce;

the second and third, are claims against the City made by Anthony Pierno and Chin Ah Rhee; and,

the fourth regards relocation offers to Jake Egan, the owner of Aable Muffler, located at 1889 Torrance Boulevard.

Authority for holding an executive session for these potential litigation purposes is contained in Government Code Section 54956.9(b).

The City Council will also confer with the City Attorney regarding current litigation entitled Maria Martinez v. City of Torrance, L.A. Superior Court Case No. SCC 14032 and Ramon Mosqueda v. City of Torrance, L.A. Superior Court Case No. SWC 88911.

Authority for holding an executive session for the purpose of conferring with our legal counsel regarding current litigation is contained in the provisions of Government Code Section 54956.9(a).

At 11:16 p.m., the Council recessed to executive session, returning at 11:56 p.m. to take the following action.

Assistant City Attorney Quale requested that the City Council concur with the recommendation of the City Manager/City Attorney in certain settlement amounts which were recommended in the case of Anthony Pierno and Chin Ah Rhee; in the case of Maria Martinez v. City of Torrance; and in the case of Ramon Mosqueda v. City of Torrance.

Councilman Applegate SO MOVED. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

* * *

At 11:57 p.m., the meeting was formally adjourned to Tuesday, September 29, 1987, 5:00 p.m.

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Peggy Laverty
Minute Secretary

City Council
September 22, 1987

Fate Gessert
Mayor of the City of Torrance

Ronald E. Wilson
Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
September 22, 1987