

I N D E X

Torrance City Council - January 17, 1989

<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 Withdrawn or Deferred Items	2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. Retirement Plaque Presentation - Mary O'Cain	3
8b. Retirement Plaque/Service Recognition - Scotty Brierley	3
8c. Presentation of Service Awards	3
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Award of Contract - Transit Fareboxes	4
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Ordinance re R-2 Development Standards	4
<u>14. PERSONNEL MATTERS:</u>	
14a. Water System Superintendent - Class Specification and Title Change	5
<u>15. HEARINGS:</u>	
15a. PP 88-37: Rhonda Lea Cress	5-7
15b. CUP 88-59, D 88-29: Neighborhood Inn Corp.	7-11
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Statement of Investment Policy	11
17b. Special Counsel Agreement - Egan Case	11
17c. Council Dark Night - March 14, 1989	12
17d. Schematic Drawings - Cultural Arts Center	12
17e. Acceptance of Gage-Babcock/Mittelhauser Safety Audit	13-21
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 3250	21
<u>21. ADDENDUM MATTERS:</u>	
21a. Proclamation re International Korean War Veterans Memorial Committee	3
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Councilwoman Hardison re scrambling of Cable TV Channel	22
22b. Councilwoman Hardison re dwelling demolitions	22
22c. Councilman Nakano re removal of political sign	22
22d. Councilman Nakano re Cable TV negotiations for Prime Ticket	22
22e. Councilman Nakano re completion of Wilson Park parking lot	22
22f. Councilman Wirth re tree projects	22

City Council  
January 17, 1989

<u>SUBJECT:</u>	<u>PAGE</u>
	<u>22. ORAL COMMUNICATIONS (Cont.):</u>
22g. Mayor Geissert re sensitivity of Cable channel programming	23
22h. Mayor Geissert re congratulations to PIC	23
22i. Mayor Geissert re recreational vehicle parking on public streets	23
22j. City Clerk Bramhall re Airport Commission vacancy	23
	<u>23. EXECUTIVE SESSION:</u>
23a. Executive Session Matters	23,24
	<u>24. ADJOURNMENT:</u>
Adjournment was at 10:52 p.m. to Tuesday, January 24, 1989, 7:00 p.m.	24

# # # # #

Peggy Laverty  
Minute Secretary

City Council  
January 17, 1989

January 17, 1989

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, January 17, 1989, at 5:41 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Mock, Nakano, Walker, and Mayor Geissert.  
Councilmembers Hardison and Wirth arrived at 5:45 p.m.

Absent: None.

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

3. FLAG SALUTE/INVOCATION:

Mr. Dennis Kikuno led in the salute to the flag.

The invocation for the meeting was provided by Reverend Tom Rothhaar, Walteria Methodist Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of December 13, 1988, as recorded. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilmembers Hardison and Wirth not as yet arrived].

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading

City Council  
January 17, 1989

thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable [Councilmembers Hardison and Wirth not as yet arrived].

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, carried unanimously by roll call vote [Councilmembers Hardison and Wirth not as yet arrived].

6. WITHDRAWN OR DEFERRED ITEMS:

None.

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Councilmembers Hardison and Wirth arrived at this point in the meeting, the hour being 5:45 p.m.

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7. COUNCIL COMMITTEE MEETINGS:

Community Planning and Design Committee  
Met this date - report forthcoming.

Transportation Committee  
Tuesday, January 24, 1989 - 5:00 p.m.  
Subject: Senior Transit Services.

Finance and Governmental Operations Committee  
Tuesday, January 31, 1989 - 4:30 p.m.  
Subject: Participation in Miss Torrance Pageant

Ad Hoc Armed Forces Day Committee  
Tuesday, January 24, 1989 - 6:00 p.m.  
Subject: 1989 Armed Forces Day Parade

Employee Relations Committee  
Wednesday, January 25, 1989 - 4:30 p.m.  
Transfer of Communications.

City Council  
January 17, 1989

8. COMMUNITY MATTERS:

8a. RETIREMENT PLAQUE PRESENTATION - MARY O'CAIN:

Mayor Geissert presented a plaque to Ms. Mary O'Cain, Buyer, on this, the occasion of her retirement from the City.

There was grateful acceptance by Ms. O'Cain.

8b. RETIREMENT PLAQUE AND SERVICE RECOGNITION - SCOTTY BRIERLEY:

A special service award and retirement plaque were presented by Mayor Geissert to Mr. Roderick "Scotty" Brierley, Bus Operator.

Mr. Brierley, accompanied by his daughter, Nora, accepted these mementos with sincere appreciation.

8c. PRESENTATION OF SERVICE AWARDS:

Mayor Geissert presented awards in recognition of City service to the following employees --

Robert Woerner, Equipment Attendant - 15 years.

Kim Yeaman, Street Maintenance Leader - 15 years.

Henry Baranowski, Groundskeeper - 10 years.

[The Mayor noted that presentation of service award to Jacqueline Ouellette will be rescheduled].

Considered next, out of order --

21. ADDENDUM MATTERS:

21a. PROCLAMATION acknowledging the International Korean War Veterans Memorial Committee:

SO PROCLAIMED by Mayor Geissert, and presented to Mr. Jim Phillips, Project Historian for the International Korean War Veterans Memorial Committee, who was accompanied to the podium by Ms. Betty Mathison, a member of the Committee.

City Council  
January 17, 1989

The Council now returned to --

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. COUNCIL AWARD OF CONTRACT:

Re: Award of a SOLE SOURCE Contract to Furnish  
Five (5) TRANSIT Fareboxes compatible with  
our Existing System.  
Expenditure: \$21,966.69  
Funding: Prop. "A" Local Return Monies.

RECOMMENDATION:

Staff recommends that Council approve of the awarding of a contract for the purchase of required five (5) transit fareboxes to the SOLE SOURCE of supply that is compatible with our existing money processing system, the CUBIC WESTERN DATA COMPANY, of San Diego, California, in the total amount of \$21,966.69 including tax.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 10a. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

12. PLANNING AND ZONING MATTERS:

12a. EMERGENCY ORDINANCE FOR REVISION OF R-2 DEVELOPMENT STANDARDS:

EMERGENCY ORDINANCE

ORDINANCE NO. 3251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 93.2.2, 93.5.11, 93.5.12 AND 95.3.28, ALL DEALING WITH THE DEVELOPMENT STANDARDS FOR R-2 PROPERTIES, OR TWO DWELLING UNIT DEVELOPMENTS, AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt Emergency Ordinance No. 3251 at its first and only reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

City Council  
January 17, 1989

14. PERSONNEL MATTERS:

14a. WATER SYSTEM SUPERINTENDENT - CLASS SPECIFICATION AND CLASS TITLE CHANGE/OPEN EXAMINATION/RETENTION OF CONSULTANT:

RESOLUTION NO. 89-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY AND NORMAN ROBERTS & ASSOCIATES FOR CONSULTING SERVICES IN THE RECRUITMENT FOR THE POSITION OF WATER UTILITY DIRECTOR AND APPROPRIATING THE SUM OF \$18,000 FOR SAID SERVICES

MOTION: Councilman Nakano moved to adopt Resolution No. 89-15. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

15. HEARINGS:

15a. PP 88-37: RHONDA LEA CRESS:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission denial of a Precise Plan of Development to allow the construction of a new two-story single-family residence in the Hillside Overlay District in the R-1 zone at 309 Calle de Andalucia. PP 88-37: RHONDA LEA CRESS.

Proof of publication was filed without objection.

Planning Director Ferren advised the Council that the architect for this project has now requested a continuation of the matter to January 31, 1989, to allow time for redesign and for a meeting with concerned neighbors.

At the request of Councilman Mock, Assistant City Attorney Quale rendered the opinion that if modifications in the project design are judged to be substantial, a return of the case to the Planning Commission would be warranted.

Mr. Patrick Killen, architect, 312 South Catalina, Redondo Beach, explained that he has recently been retained as architect for this project, and because of neighborhood concerns it is his intention to redesign the proposed structure to address those concerns, including particularly a compromise regarding the bulk of the second story.

City Council  
January 17, 1989

Observing the substantial number of individuals in the audience who indicated an interest in this case, Councilwoman Hardison expressed her disappointment that the proposal for redesign was not brought forward prior to tonight, thus possibly saving these concerned individuals time and effort expended in attending this meeting.

Mayor Geissert invited audience comments.

First to speak was Mr. Dick Liederhouse, 216 Calle de Madrid, who expressed his very strong opposition to any second story construction on the subject lot, and proceeded to indicate his concerns regarding precedent-setting aspects, etc.

In response to a direct question from Mayor Geissert, Mr. Killen, architect, indicated that he is withdrawing the old plans with the intent of submitting a redesign.

Procedural considerations were reviewed by the Council, and clarification of available options was provided by the Assistant City Attorney.

Councilman Walker voiced his opinion that the matter should be returned to the Planning Commission with the indication that the plan that was brought forward [now proposed to be withdrawn] "is totally inadequate."

Additional members of the audience indicated their desire to address the Council at this time. Those speakers and an indication of their stand regarding this case are reflected below.

Mr. Duncan Gamble, 210 Calle de Madrid -- opposed a second story because of view impact.

Ms. Lucille Walter, 212 Calle de Madrid -- totally opposed a second story.

Mr. Steve Roosa, 3628 Del Amo Boulevard [present on another item] -- urged denial of the project with a totally new application and attendant fees then required.

Mr. Alfred Hill, 217 Calle de Madrid -- referenced sections of the Hillside Ordinance and received clarification in that regard from Planning staff.

Mr. Frank Bowman, 311 Calle de Andalucia -- favored the project.

City Council  
January 17, 1989

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

MOTION: Councilwoman Hardison moved to return Agenda Item 15a [PP 88-37, Rhonda Lea Cress] to the Planning Commission with the message that the project as submitted to the City Council was not acceptable. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

15b. CUP 88-59 (EA 88-20), D 88-29: NEIGHBORHOOD INN CORPORATION:

Councilman Applegate announced that he has a direct business involvement in this project and would abstain from consideration thereof. Mr. Applegate then absented himself from the Council Chambers.

Mayor Geissert announced that this was the time and place for City Council consideration of a Councilmember appeal of an approval of a Conditional Use Permit and a Division of Lot to allow the construction and operation of a 146 suite commercial inn with a total building area of 132,652 square feet and the merger of two lots into one parcel on property located in the M-2 zone in Torrance Business Park on the south side of Challenger Street between Pioneer and Prairie Avenues. CUP 88-59 (EA 88-20), D 88-29: NEIGHBORHOOD INN CORPORATION.

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

Staff presentation on this agenda item was provided by Principal Planner Gibson, who noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project.

A correction in the size of the project was called to the Council's attention by Mr. Gibson [reflected in supplementary material of record], the correct total building area being 95,544 square feet [FAR .55] rather than 132,652 square feet as shown on the site plan submitted.

Council discussion was then directed briefly to Planning Commissioner Brewster's position [per minutes of December 7, Planning Commission meeting] that a zone change and General Plan amendment would be the appropriate procedure to follow in this case. Principal Planner Gibson related staff's contrary posture and reiterated their rationale therefor.

City Council  
January 17, 1989

In response to Councilman Nakano, Mr. Gibson compared the operation of the proposed use to an existing hotel on Western Avenue near 205th Street - the Western Avenue facility being more of a full service type of hotel, per Mr. Gibson.

Principal Planner Gibson then provided, as requested by Councilwoman Hardison, clarification regarding the conceptual Master Plan submitted at the time of the original subdivision of this property, and the perception at that time that the Conditional Use Permit process, with retention of the M-2 zoning, would serve to assure appropriate development.

At this point, Mayor Geissert invited the proponent's representative to address the Council.

Mr. Robert Mossburg, Regional Vice-President of the Neighborhood Inn Company, 24 Danta, Rancho Santa Margarita, highlighted the positive aspects of this project which included low traffic generation, adequate on-site parking and non-intensive development, as well as design amenities. Mr. Mossburg pointed out that staff has determined the proposed use to be appropriate under the current provisions of the Code, and approval of the project was requested.

Discussion then returned to the consideration of zoning with added clarification by Planning staff as to their approach to that question including the determination that a change of zone might open the door to other types of retail or commercial uses which would be undesirable for this particular site. Principal Planner Gibson also reviewed, in response to an inquiry from Councilwoman Hardison, existing controls which would govern any possible future change of use on this site.

Next to speak from the audience was Mr. Mark Phillips representing Watt Investment Properties, developers of the Torrance Business Park, who voiced their favor of the project. Mr. Phillips pointed out the convenience represented by this project to other uses within the Park and deemed it compatible with the nearby residential neighborhood. Opposition to any zone change request was indicated by this speaker.

Mr. Steve Roosa, 3628 Del Amo Boulevard, directly across from this site, indicated his concurrence with the proposed development.

Noting his personal approval of the fact that there is no full service restaurant or liquor sale in conjunction with the Neighborhood Inn proposal, Mr. John Culpa, 20437 Madison Street,

City Council  
January 17, 1989

requested and received clarification regarding the circumstances [change of use] under which the Conditional Use Permit process would be implemented.

There being no one else in the audience who wished to speak, Councilman Wirth moved to close the hearing. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable [Councilman Applegate abstained].

A brief Council discussion developed.

Mayor Geissert, appellant in this case, pointed out that the Council did not consider commercial or residential uses for this site when the business park was originally approved; and, in her opinion, this proposal is a distinct departure from the original concept and does not fit into the manufacturing category. Mrs. Geissert also expressed concerns that the proposed use might result in pressures for other commercial uses [e.g. restaurants] along that corridor, and she pointed out that there are a number of hotels now existing within reasonably close proximity to this site.

Stating his concurrence with Planning staff's judgment that this is a compatible use with the surrounding area and acknowledging the lower intensity of the use which he deemed to be very needed in this area, Councilman Walker offered the following.

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Department and the Planning Commission for denial of the appeal and approval of CUP 88-59 and D 88-29, NEIGHBORHOOD INN CORPORATION, as conditioned. His motion was seconded by Councilman Nakano.

Prior to roll call vote, Councilwoman Hardison expressed concerns regarding staff's recommendation that the zone for this particular parcel not be changed [spot zoning] and yet a commercial-type use is being proposed for this manufacturing zone. Had there been a zone change to light manufacturing when the Park was originally proposed, Mrs. Hardison pointed out that the subject proposal would not have come forward.

Mrs. Hardison stated that without the addition of a condition specifically stating that if this usage were to change it would go back through the Conditional Use Permit process she could not support this project.

City Council  
January 17, 1989

Councilman Walker indicated [for the benefit of the developers of the Park] that approval of this proposal does not signal a shift in utilization, such as restaurants, in this center. At Mr. Walker's request, Principal Planner Gibson again noted the City's controls over a change of use [sale of liquor, etc.], and he also indicated that staff will "take a very strict interpretation regarding a change of use" at this location.

The above motion to deny the appeal and approve the project carried by way of the following roll call vote.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilwoman Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

RESOLUTION NO. 89-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A 146 SUITE COMMERCIAL INN ON PROPERTY LOCATED IN THE M-2 ZONE ON THE SOUTHWEST CORNER OF PRAIRIE AVENUE AND CHALLENGER STREET  
CUP 88-59: NEIGHBORHOOD INN CORPORATION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-13. His motion, seconded by Councilman Walker, carried by way of the following roll call vote.

AYES: Councilmembers Mock, Nakano, Walker and Wirth.

NOES: Councilwoman Hardison and Mayor Geissert.

ABSTAIN: Councilman Applegate.

City Council  
January 17, 1989

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At 7:40 p.m., Mayor Geissert declared a recess. The Council returned at 8:05 p.m. to proceed with their regular agenda order. [Councilman Applegate rejoined his colleagues in the Chambers at this time.]

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17. ADMINISTRATIVE MATTERS:

17a. STATEMENT OF INVESTMENT POLICY:

RESOLUTION NO. 89-14

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE ACKNOWLEDGING THE RECEIPT  
AND FILING OF THE ANNUAL STATEMENT OF  
INVESTMENT POLICY FOR THE YEAR 1989

MOTION: Councilman Nakano moved to adopt Resolution No. 89-14. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

17b. SPECIAL COUNSEL AGREEMENT FOR EGAN CASE:

RESOLUTION NO. 89-16

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE APPROVING AN AGREEMENT  
FOR PROFESSIONAL SERVICES WITH A. R.  
EARLY III AND AUTHORIZING THE MAYOR AND  
CITY CLERK TO EXECUTE THE AGREEMENT ON  
BEHALF OF THE CITY

MOTION: Councilman Nakano moved to adopt Resolution No. 89-16. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

City Council  
January 17, 1989

17c. COUNCIL DARK NIGHT - MARCH 14, 1989:

RECOMMENDATION:

The City Manager recommends that the City Council approve Tuesday, March 14, 1989, as a Council dark night, because at least three or more Councilmembers will be attending the National League of Cities conference being held that week.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. The motion was seconded by Councilman Walker and it was so ordered without objection.

17d. SCHEMATIC DRAWINGS - TORRANCE CULTURAL ARTS CENTER:

RECOMMENDATION:

The City Manager recommends that the City Council accept the budget analysis prepared by Liebhardt Weston and Associates and Kitchell CEM for the Torrance Cultural Arts Center.

Management Programs Administrator Tilden provided the staff presentation on this agenda item, summarizing the recommended project modifications to include: deleting certain exterior finishes; taking away the lobby skylight; and reducing some allowances for landscaping and electrical work for a savings of \$389,053. Mr. Tilden also noted the recommendation that the amount allowed for "design creep" be decreased from 10% to 7%, for a further reduction of \$300,000. Deletion of landscape berms to the east of the project would then bring the project within budget at this time, and was recommended by Mr. Tilden for Council approval.

MOTION: Councilwoman Hardison moved to accept the budget analysis prepared by Liebhardt Weston and Associates and Kitchell CEM for the Torrance Cultural Arts Center. Her motion was seconded by Councilman Wirth and roll call vote proved unanimously favorable.

It was the request of Mayor Geissert that comparative sketches be provided to the Council depicting the impact of removal of the lobby skylight.

City Council  
January 17, 1989

17e. ACCEPTANCE OF GAGE-BABCOCK/MITTELHAUSER SAFETY AUDIT:

A summary of the written staff analysis of the "Mobil Torrance Refinery Safety Audit Report" prepared by Gage-Babcock and Associates and Mittelhauser Corporation was provided by Assistant to the City Manager, Kathy Keane. During her presentation, Ms. Keane set forth the following.

Summary of Follow-Up Actions

Following is a summary of the actions that are recommended to be taken as a result of the activities described in this report:

<u>ACTION</u>	<u>RESPONSIBLE PARTY</u>	<u>COMPLETION DATE</u>
Meeting with GBA regarding the report.	Fire Department	1/16/89
Addendum material on two recent Mobil incidents.	GBA	2/1/89
California Regional Water Quality Board Order.	Mobil	Monthly reports
Extraordinary costs of service to Mobil.	Fire and Police Departments	March 1989
RMPP	Mobil	March 1989
Supplemental report including latest data submitted by Mobil.	GBA	Not yet determined
Frenchman Flats Test on HF dispersion	Petroleum industry	Feb-Mar 1989
Hazardous Material Drill	Fire and Police Department	To be determined
Contact with Mobil Corporate Mgr.	Council and City Manager	To be determined
Desseminate GBA report to AQMD, OSHA.	City Manager	Done
Analysis of Certification of Pipefitters.	City Manager	April 1989
Analysis of Building and Safety's permit issuance re refineries.	Building & Safety	April 1989

City Council  
January 17, 1989

RECOMMENDATION:

It is the recommendation of the City Manager that your Honorable Body:

- o Accept the Gage-Babcock Associates/Mittelhauser Corporation (GBA) Safety Audit
- o Direct staff to take certain actions as a result of the recommendations in the report. [A summarization of recommended actions appears on Page 13 of these minutes].

Following Ms. Keane's presentation, individual Councilmembers directed inquiries and comments to the consultants and to the Mobil Oil representatives who were in attendance at this meeting. Highlights of these queries and observations, together with the responses, are reflected below.

Mayor Geissert invited the consultant's representatives to comment on the outcome of the meeting held January 16, 1989, between the consultants and the City's Fire Chief, Scott Adams.

Mr. John Carlson of Gage-Babcock advised that as a result of the above noted meeting [and contrary to the statement in the report] he now feels that the Fire Department is fully capable of handling or responding to a major hydrofluoric acid (HF) release.

Clarification was then requested by the Mayor regarding reference in the report of a rapid acid transfer system for Mobil Oil.

Mr. Kris Chandra of the Mittelhauser Corporation explained that the consultants were not told by Mobil until December 27, 1988, that the existing system will be replaced by a rapid acid transfer system -- none of the consultants are familiar with this technique, per Mr. Chandra, and there was insufficient time for an evaluation of this new information before completion of the report on December 30, 1988.

City Council  
January 17, 1989

Identifying himself as one of the principals of the Mittelhauser Corporation, Mr. Gary Pack responded to a question by Councilman Mock by acknowledging that the substantial information made available by Mobil subsequent to issuance of the subject safety audit should be evaluated in the interest of providing a completed report.

Elaboration regarding employee disciplinary matters as referenced in the report was requested by Councilwoman Hardison.

Mr. Chandra responded by describing the sequence of events involving their somewhat unsuccessful efforts to obtain specific disciplinary information from Mobil Oil.

This consultant also advised, in response to a question by Ms. Hardison, that safety initiatives referenced in correspondence from Mobil Oil [Page 55 of agenda packet] were not brought to the attention of the consultants during their study.

Discussion turned to the possible relationship of contract workers to the number of incidents at the refinery. In response to Councilman Wirth, Mr. Chandra noted that as a result of a preliminary analysis of the incident report provided by Mobil, the consultants did not think that there was a significant impact and, further, "Mobil did not bring the subject up that the number of incidents in 1987 was extraordinary because of the construction activity going on."

Continuing concerns in that regard were expressed by Councilman Wirth. Assistant to the City Manager Keane indicated that staff could follow through regarding Mobil's proposal to institute a staff training program to assist them in dealing with contractors.

Of further expressed concern to Councilman Wirth was the technical expertise of City personnel involved with the issuance of permits to Mobil Oil. Building and Safety Director Grippo advised that he will endeavor to respond to Council in that regard.

Councilman Nakano reiterated his previously expressed concerns regarding the need to evaluate the safety of the Mobil refinery should a major earthquake occur.

City Council  
January 17, 1989

Discussion then returned, at the request of Councilman Walker, to the question of the Fire Department's ability to handle a major HF release. Fire Chief Adams expanded upon the City's capabilities and expertise in the handling of hazardous materials, and explained the need for the data which will soon become available from the Frenchman Flat tests.

In response to further concerns voiced by Councilman Walker, Mr. Chandra reiterated his previous statement that there was no information regarding a rapid acid transfer system imparted by Mobil Oil to the consultants prior to December 27, 1988, which was then too late for an evaluation and inclusion in the report.

Mayor Geissert deemed this rapid acid transfer system to be an area of further interest in considering future public safety needs.

Commenting on the report itself, Councilman Wirth observed that there is useful information contained therein; however, additional questions have been suggested which should be pursued.

Councilman Applegate advised that he is unable at this time to accept the report as complete, and expressed his opinion that there should have correctly been an intensified pursuit by the consultants of information involving Fire Department capabilities, contract personnel/disciplinary action, etc. The need for evaluation of the additional information now available in order to expand the accuracy and completeness of the report was noted by Mr. Applegate.

Councilman Nakano expressed his opinion that, in addition to HF, other chemicals such as ammonia, chlorine, hydrogen sulfide and sulfur dioxide should be investigated.

Councilwoman Hardison advised that she would have welcomed the opportunity of being advised by the consultants that additional time was needed in order to provide a complete report.

City Council  
January 17, 1989

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From the audience, Mr. Bernie Hollander, 22959 "B" Nadine Circle, described his past employment capacity in the chemical industry, and expressed incredulity at certain statements which have been made this evening.

Mr. Hollander first strongly criticized the fact that the consultants had not been requested to quantify how many people could be harmed by refinery process upsets and/or releases of hazardous materials.

Additional areas of concern addressed by this speaker included:

- the practice of pumping from a bottom valve of a hydrofluoric acid storage tank
- analysis of circumstances surrounding a tank rupture
- details of the delivery process used for hydrofluoric acid
- need to identify what constitutes a major release
- reaction in the event of a wide-spread disaster.

Mr. Hollander stated his conclusion that the report is grossly inadequate and the process of studying the matter should be amended in several respects. He recommended that a panel of consultants be formed which includes union representation; concerned citizens of Torrance; an individual knowledgeable regarding the proper questions to ask; and a member from a national organization whose primary concern is the protection of the environment.

Rejection of the report under consideration tonight for its total inadequacy with respect to the handling of hydrofluoric acid was urged by this speaker.

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City Council  
January 17, 1989

Representing Mobil Oil, Mr. Greg Munakado, Safety and Environmental Manager at the Torrance Refinery, acknowledged considerable communication problems or misunderstandings surrounding the subject report, and recommended that a supplement to the report be prepared. In response to a direct question from City Manager Jackson, Mr. Munakado advised that he is unable at this time to make a commitment as to reimbursement of the expenses involved in the preparation of such a supplement.

Various members of the Council addressed inquiries and comments to Mr. Munakado.

Councilwoman Hardison indicated her desire that the additional information now provided by Mobil be evaluated and that the accurate information be provided if things have not been put forth in the correct light.

Mayor Geissert inquired regarding the time schedule for the rapid acid transfer system, in response to which Mr. Munakado explained that the date when the consultants were first made aware of this project [December 27] was actually the point at which a preliminary process design was completed, Mobil having been investigating such a system for some time. Mr. Munakado advised that Mobil is "looking at it very hard"; however, there has not been a commitment to proceed with the project.

The Mobil representative also advised, in response to a question by the Mayor, that to his understanding this concept was developed into the design stages after the incident at the refinery in November of 1987.

As to the reported anticipated conversion from the use of chlorine to sodium hypochlorite, Mr. Munakado indicated that, while this is something they intend to move forward on very quickly, they are now looking at using another compound rather than sodium hypochlorite.

With regard to the anticipated conversion by the end of 1988 from a 10,000 gallon ammonia storage tank to 1,000 gallon vessels, Mr. Munakado indicated his belief that the 10,000 gallon vessel is still in use at this time.

City Council  
January 17, 1989

Mayor Geissert deemed the above matters to be areas of concern which should be further discussed between staff and Mobil Oil. The Mayor further stated that the establishment of deadlines is important to the community, to public safety, and to Mobil Oil if they plan to continue to operate in the basin.

A very restrictive and comprehensive ordinance dealing with extremely toxic substances is presently under consideration in Santa Clara County, per the Mayor, and she requested that staff investigate this ordinance as well as the methodology involved in its consideration.

The need for the establishment of strong lines of communication was stressed by Mayor Geissert.

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Councilman Applegate reiterated concerns voiced throughout this consideration, the crux of which he suggested was: why [the use of] HF - where are we headed - what else could there be - what else should there be? The following was then offered.

MOTION: Councilman Applegate moved that the City Council request an amended report with the City Manager to advise as to the timing. His motion was seconded by Councilman Mock.

Prior to roll call vote, discussion continued.

Councilman Walker urged that there be a safety comparison between HF and other technology.

Mayor Geissert pointed out that various test results are forthcoming [Frenchman Flat and the Risk Management and Prevention Program (RMPP)].

Fire Chief Adams noted that the question about the baseline data for dispersion characteristics of hydrofluoric acid should be available as a result of the Frenchman Flat test. Further the RMPP allows the City to ask for such things as an off-site consequence analysis; a probabilistic risk assessment; a history of incidents at a user site; a hazards and operability study; etc. A Risk Management and Prevention Program was requested of Mobil for HF specifically, per Chief Adams, and is expected to be available in March of 1989.

City Council  
January 17, 1989

The combination of this information with the new baseline data, Chief Adams opined, will answer the questions of whether or not there is a significant dispersion problem with HF, and will provide the ability to determine the need for a comparison/probabilistic risk analysis of HF vs. any other material.

Councilman Walker expressed his concern about attempting to establish probability data when, in his opinion, the solution to the problem is "elimination of the risk."

City Manager Jackson indicated that staff can proceed on all of the bases while awaiting the availability of the test result data, and expressed his opinion that the data is necessary for a true analysis between the two processes.

Clarifying his motion, Councilman Applegate stated that his intent is for the consultants, Mobil and City staff to have an opportunity to assimilate all the information needed for an amended report, and the City Manager to advise the Council of the timing of that report.

Councilman Walker requested that the record indicate that he has consistently excluded himself from any participation with regard to matters concerning the Regional Water Quality Control Board because of his membership on that Board.

At this time Mr. Richard Slauson, 4634 Deelane Street, business representative for the Steam Fitters and Pipe Fitters Local 250, approached the podium and noted their concern with the issue of contract personnel and safety considerations. It was Mr. Slauson's suggestion that the amended report contain a more in-depth study of the involvement of these outside contractors.

Mr. Bernie Hollander returned to express his opinion that copies of the subject report should be made available at no cost to interested citizens, with six copies on file at the Library.

City Council  
January 17, 1989

Councilwoman Hardison stressed the need for timely assimilation of information and material which will then dovetail with the availability of data from the Frenchman Flat tests. City Manager Jackson indicated that staff will proceed in that manner.

Other issues which the Mayor requested be explored during the proposed meetings between City/consultants/Mobil/etc. included: conversion of chlorine to sodium hypochlorite with scheduling information from Mobil; conversion of tanks for storage of ammonia to the substantially smaller size vessels; and information regarding the proposed rapid acid transfer system.

City Manager Jackson stated that other questions raised by members of the audience will be pursued and staff will attempt to return to the Council in three weeks.

Roll call vote on the above motion proved unanimously favorable.

City Manager Jackson then referenced staff's recommendation for follow-up action. There was no objection indicated to such follow-through.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3250:

ORDINANCE NO. 3250

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING SECTION 74.4.1  
OF THE TORRANCE MUNICIPAL CODE, PROVIDING  
STANDARDS FOR THE ISSUANCE OF PERMITS TO  
PERMIT CONSTRUCTION OF DRIVEWAYS IN  
RESIDENTIAL AREAS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3250 at its second and final reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

City Council  
January 17, 1989

\* \* \*

At 10:05 p.m., the City Council recessed and convened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 10:06 p.m., and the regular City Council order of business was resumed.

\* \* \*

21. ADDENDUM MATTERS:

21a. PROCLAMATION re International Korean War Veterans Memorial Committee:

See Page 3.

22. ORAL COMMUNICATIONS:

22a. Councilwoman Hardison requested that Cable Administration reinforce the effectiveness of scrambling on Channel 49. Staff will follow through.

22b. Councilwoman Hardison expressed concerns regarding the need for controls on demolition of dwelling units. Staff will provide desired information in this regard.

22c. Councilman Nakano noted the existence of a large political sign on Crenshaw Boulevard and 166th Street, and requested follow through on its removal.

22d. Councilman Nakano requested information, which was provided by Cable TV Administrator Carter, relative to negotiations involving Prime Ticket programming.

22e. Councilman Nakano complemented staff on the results of completion of the parking lot at Wilson Park.

22f. Councilman Wirth requested that details be provided to Councilmembers regarding programs involving "tree projects."

City Council  
January 17, 1989

22g. Mayor Geissert urged immediate follow-up regarding Councilwoman Hardison's request for more effective scrambling on Cable's Channel 49. More sensitivity to community standards in this regard was requested by the Mayor.

22h. Mayor Geissert congratulated the Private Industry Council [PIC] on their highly successful operation.

22i. Mayor Geissert requested that staff investigate the possible strengthening of the City's controls regarding recreational vehicle parking on City streets. City Manager Jackson indicated that his staff will follow through.

22j. City Clerk Bramhall requested that Council approve the date of February 14th to fill the existing vacancy on the Airport Commission. There were no objections and it was so ordered.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert read the following statement into the record.

The City Council will now recess to closed session to confer with the City Manager and/or the City Attorney on the following subjects:

Salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain other personnel matters;

Potential litigation with Mobil Oil Corporation concerning the Torrance Refinery;

Current litigation entitled City of Torrance vs. Walter J. Egan, Los Angeles Superior Court Case No. C 694935;

The lease of City-owned airport property at Pacific Coast Highway and Madison Street, a shopping center known as Madison Park; and,

Negotiation of a new lease of City-owned airport property with Civil Air Patrol Squadron No. 107, negotiator, Lt. Col Roger Griffin.

City Council  
January 17, 1989

Authority to hold an executive session for these purposes is contained in Government Code Sections 54957 and 54957.6(a); 54956.9(b)(1) and 54956.9(c); 54956.9(a); and, 54956.8.

At 10:20 p.m., the Council recessed to executive session for the above stated purposes, returning at 10:50 p.m. No action was required as a result of the executive session.

24. ADJOURNMENT:

At 10:52 p.m., this meeting of the City Council was formally adjourned to Tuesday, January 24, 1989, 7:00 p.m.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

City Council  
January 17, 1989