

I N D E X

Torrance City Council - February 21, 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	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 Withdrawn or Deferred Items	2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. Resolution Honoring Water Utility Director Bob O'Cain	3
8b. Community Service Awards - Retired Commissioners	4
8c. Service Award Presentation	4
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. 1911 Act Assessment District - Construction of Street Improvements on Grevillea Avenue	4 - 5
<u>13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:</u>	
13a. Los Angeles County Hazardous Waste Management Plan	5 - 6
<u>14. PERSONNEL MATTERS:</u>	
14a. Revised Specification, Title Change and Authorization for Examination - Water System Superintendent	6
<u>15. HEARINGS:</u>	
15a. CUP 88-53, PP 88-30, D 88-27 Gordon F. Sadkin/Home Club, Inc.	6- 9
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Reassignment of Ordinance Number	9
17b. Amendment to Sign Ordinance	9-10
17c. Additional Architectural Services - Cultural Arts Center	10
17d. Opposition to AB 160 [Mountjoy]	10
17e. Workshop on User Fees	10-12
<u>18. SECOND READING ORDINANCES:</u>	
18a. ORDINANCE NO. 3256	12
18b. ORDINANCE NO. 3257	13
<u>20. CONSENT CALENDAR:</u>	
20a. PARCEL MAP 18956 (D88-18)	13
20b. FINAL TRACT MAP NO. 43077	13-14
20c. RELEASE OF BONDS - TRACT NO. 43326	14
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Mayor Geissert re letter from political consultant	2, 3
22b. Mayor Geissert re visit from Mayor of Dublin, Ireland	3
22c. Councilwoman Hardison re best wishes to Bob O'Cain	14
22d. Councilwoman Hardison re Commission/Council get-acquainted occasion.	14

City Council
February 21, 1989

<u>SUBJECT:</u>	<u>PAGE:</u>
<u>22. ORAL COMMUNICATIONS (CONT.):</u>	
22e. Councilman Nakano re representation at 1989 Oil Refinery Safety Conference	15
22f. Councilman Nakano re problems with abandoned buildings	15
22g. Councilman Nakano re school districts development fees	15
22h. Councilman Walker re appreciation to Gerald Alter	15
22i. Councilman Walker re Mobil Refinery	15
22j. Councilman Wirth re appreciation to Building and Safety Director	15
22k. Mayor Geissert re hazardous matters	15
22l. Mayor Geissert re replacement of STOP sign	15
22m. Mr. Dave Wall re construction at Sepulveda/Western intersection	15-16
<u>23. EXECUTIVE SESSION:</u>	
23a. Executive Session Matters	16-17
<u>24. ADJOURNMENT:</u>	
12:30 a.m. to Tuesday, February 28, 1989, 7:00 p.m.	17

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Peggy Laverty
Minute Secretary

City Council
February 21, 1989

February 21, 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, February 21, 1989, at 5:45 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 Nelson, City Clerk Bramhall, and Staff representatives.

* * *

NOTE: The official roll call for this meeting of the City Council was performed by "Town Crier" John Bramhall. Mr. Bramhall announced that this enactment was in honor of Presidents' Day, February 20.

* * *

3. FLAG SALUTE/INVOCATION:

Mr. Dick Cahill led in the salute to the flag.

The invocation for the meeting was provided by Father Jeff Paul, St. Andrew's Episcopal Church.

City Council
February 21, 1989

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

Councilman Wirth stated that the minutes of January 24, 1989, should correctly reflect that a negative vote was cast by him on Agenda Item 15a, Page 12.

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of January 17, 1989 as recorded, and the meeting of January 24, 1989, as above corrected. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

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 thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

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 Councilwoman Hardison, carried unanimously by roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

None.

7. COUNCIL COMMITTEE MEETINGS:

Finance and Governmental Operations Committee
Met this date
Subject: Selection of Auditing Firm and Midyear Review - report forthcoming.

Considered next, out of order --

22. ORAL COMMUNICATIONS:

22a. Mayor Geissert noted receipt of correspondence from Mr. Cliff Madison, a political consultant operating out of Washington, D.C., proposing his representation of the City of Torrance.

City Council
February 21, 1989

The Mayor requested that this question be referred to the Council's Legislative Committee for consideration. There were no objections and it was so ordered.

22b. Mayor Geissert noted the February 27, 1989, visit to City Hall of Councillor Ben Briscoe, The Lord Mayor of Dublin, Ireland. The Mayor noted that there will be a ceremony at City Hall involving the exchange of City flags to be followed by a luncheon at the Marriott Hotel.

The Council now returned to its regular agenda order.

8. COMMUNITY MATTERS:

8a. RESOLUTION HONORING WATER UTILITY DIRECTOR ROBERT O'CAIN:

RESOLUTION NO. 89-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING WATER UTILITY DIRECTOR, ROBERT S. O'CAIN, FOR HIS DEDICATION, PROFESSIONALISM AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS THIRTY-SEVEN YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-26. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

Mayor Geissert noted that Bob O'Cain is the first recipient of the George Stevens Award, a professional award within the City presented by the City Manager.

City Manager Jackson expressed his sincere appreciation for Bob O'Cain's contributions and commitment to the City throughout his years of service. The George Stevens Award, the City Manager noted, is for an individual who is a professional, who is quiet, resourceful in what he does, and seems to accomplish a great deal with little turmoil -- all qualities inherently present in Bob O'Cain's career.

The resolution and the words of praise were acknowledged with sincere gratitude by retiring Water Utility Director, Bob O'Cain.

City Council
February 21, 1989

8b. COMMUNITY SERVICE AWARDS:

Mayor Geissert presented community service awards to the following retired Commissioners.

Ms. Suzanne Distaso - Library Commission

Mr. John Federle - Civil Service Commission

Mr. John LeResche - Airport Commission.

8c. SERVICE AWARD PRESENTATION:

A twenty-year service award was presented by the Mayor to Ms. Iva Cahill, Account Clerk. Ms. Cahill accepted, with gratitude.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. 1911 ACT ASSESSMENT DISTRICT - CONSTRUCTION OF STREET IMPROVEMENTS ON GREVILLEA AVENUE:

RECOMMENDATION:

The Engineering Department recommends that the City Council:

- 1) Approve, in principle, the allocation of \$170,000 in Gas Tax Funds for the reconstruction of street paving and \$147,000 for curbs and sidewalk on Grevillea Avenue; and
- 2) Approve and adopt the revised Resolution directing the City Engineer to give Notice to Construct Street Improvements at Grevillea Avenue between 182nd and 186th Streets, and setting the Public Hearing for March 21, 1989, in the Council Chambers at the 5:30 p.m. meeting, however, hearing not to be heard before 6:00 p.m.

City Engineer Burtt explained that the above recommendation setting the public hearing for March 21, 1989, is revised from the earlier recommendation for March 14, 1989 [a dark Council night].

City Council
February 21, 1989

MOTION: Councilman Applegate moved to approve the above recommendation in concept. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

REVISED

RESOLUTION NO. 89-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNER OF THE PROPERTY AS SHOWN ON ATTACHED SKETCHES ENTITLED CHAPTER 27, 1911 ACT 89-1 TO CONSTRUCT STREET IMPROVEMENTS AT GREVILLEA AVENUE BETWEEN 182ND AND 186TH STREET

MOTION: Councilman Nakano moved to adopt Resolution No. 89-32. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. LOS ANGELES COUNTY HAZARDOUS WASTE MANAGEMENT PLAN:

RESOLUTION NO. 89-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE LOS ANGELES COUNTY HAZARDOUS WASTE MANAGEMENT PLAN WITH THE STIPULATION THAT THE IMPLEMENTATION OF MEASURES DELEGATED TO THE CITY WILL BE ACCOMPLISHED AS STAFF AND OTHER RESOURCES ARE AVAILABLE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-33. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote on the motion, Environmental Quality Administrator McElroy provided a brief report and distributed brochures published by Los Angeles County entitled: "The County of Los Angeles Hazardous Waste Management Plan".

Councilwoman Hardison expressed her opinion that a brochure published locally could prove very helpful from the standpoint of educating the public regarding the disposal of hazardous household products. She also recommended consideration of a local plan to assist homeowners in disposal of hazardous materials.

City Council
February 21, 1989

Mr. Dave Yamahara, Los Angeles County Department of Public Works, was present to answer questions.

Roll call vote on the above motion was unanimously favorable.

14. PERSONNEL MATTERS:

14a. REVISED CLASS SPECIFICATION AND CLASS TITLE CHANGE FOR WATER SYSTEM SUPERINTENDENT AND AUTHORIZATION FOR AN OPEN COMPETITIVE EXAMINATION:

RECOMMENDATION:

It is recommended that Your Honorable Body approve the revised class specification and class title change of Water System Superintendent to Water Utility Director and authorize the examination for Water Utility Director on an open competitive basis.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Personnel Department and Civil Service Commission. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

15. HEARINGS:

15a. CUP 88-53, PP 88-30, D 88-27 (EA 88-17): GORDON F. SADKIN/HOME CLUB, INC:

Mayor Geissert announced that this was the time and place for continued City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit, Precise Plan of Development and Division of Lot to allow the construction of a 104,208 square foot retail building with a 5,760 square foot nursery area and the consolidation of two existing parcels on property located in the C-3 and C3-PP zones on the north side of 190th Street, east of Hawthorne Boulevard at 4343 West 190th Street. CUP 88-53, PP 88-30, D 88-27 (EA 88-17): GORDON F. SADKIN/HOME CLUB, INC.

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

In response to a question by Councilman Mock, City Attorney Nelson affirmed that this item had been properly noticed to allow Council to hear the presentations this evening. In consideration of the substantial design modification submitted,

City Council
February 21, 1989

Mr. Nelson outlined the various procedural options available to the Council, including consideration of a parking variance, should that approach be desired by the applicant.

Staff presentation was provided by Principal Planner Gibson, who noted that the plan as presently revised shows no rooftop parking and provides 362 total surface parking spaces [a total of 525 spaces are required to meet Code for retail use]. Mr. Gibson advised that staff recommends denial of the proposed modification based upon the parking shortage.

In response to a question by Mayor Geissert, Mr. Gibson advised that in order to provide Code required surface parking for this development, the building would have to be reduced by 21,000 square feet [to 83,208 square feet] thus resulting in a requirement for 360 parking spaces.

The applicant's attorney, Mr. William Beverly, 21515 Hawthorne Boulevard, Suite 1030, described their efforts to modify the project design so as to provide all on-grade parking.

With regard to a possible reduction in building size, Mr. Beverly advised that an 83,000 square-foot building would not be economically feasible, and he voiced his strong opinion that because of the type of use proposed, a variance would be appropriate. This speaker further suggested that an abbreviated variance procedure would be in order, whereby the variance would come directly to the Council with concurrence of the Chair of the Planning Commission.

Attorney Beverly requested that presentation of their proposal to Council be deferred to a subsequent hearing.

MOTION: Councilman Mock moved to continue Agenda Item 15a, CUP 88-53, PP 88-30, D 88-27. His motion was seconded by Councilman Walker.

An extensive discussion continued regarding the most appropriate manner in which to proceed. During this deliberation it was determined that a continuance of five weeks to March 28, 1989, would be acceptable to all parties concerned [see restatement of the above motion to that effect on Page 9 of these minutes].

City Council
February 21, 1989

Continuing discussion elicited from the attorney for Major Paint Company, Mr. Owen Petersen, 21515 Hawthorne Boulevard, his recommendation that the full [rather than abbreviated] variance process be followed in this case.

Councilmembers offered comments on this project which are generally reflected below.

Councilwoman Hardison voiced her disfavor of rooftop parking and recommended a compromise insofar as building size and parking are concerned. This Councilmember requested that staff provide some justification for a waiver, assurances regarding parking controls, consideration of warehouse/retail use combination, etc. An overall need for reduction in the project size was recommended by Mrs. Hardison, who also strongly suggested that the applicants meet with homeowners in the area, particularly those who have signed petitions in opposition, prior to the next Council consideration of the matter.

Councilman Nakano noted that as the plan is presently conceived he would not favor a variance.

It was Mayor Geissert's opinion that the parking is "far too deficient". She indicated her preference for a full number of parking spaces to be made up of surface parking and a reduced number of spaces on the roof, perhaps sufficient to accommodate employees. Concern was also voiced by the Mayor regarding the distance of the most westerly surface parking from the proposed building.

Concerns regarding a possible future change of use were expressed by Councilman Walker, who expressed his desire that any rooftop parking represent an excess of the number of spaces required for the subject use.

Opposition to any rooftop parking was noted by Councilman Applegate, who suggested that a compromise be explored in terms of building size and parking provided.

Councilman Mock, likewise, opposed rooftop parking and stated his opinion that this project will have to stand on its own. A staff analysis in terms of granting a variance was requested by Mr. Mock.

Audience input was invited by the Mayor.

City Council
February 21, 1989

Mr. Fred Casstevens, 18919 Felbar, presented a petition with 102 signatures in opposition to the proposal.

Mr. Dennis Hill, 18414 Grevillea, expressed concerns regarding daily use of the parking lot at Columbia Park by employees of Standard Brands and the possible impact on this parking lot by customers of the subject operation.

MOTION: Councilman Mock restated the motion on the floor to specify the continuance of the subject agenda item to be to March 28, 1989, 7:00 p.m. Councilman Applegate seconded this motion, and roll call vote was unanimously favorable.

Councilwoman Hardison requested that when this matter is returned to the Council, traffic mitigation measures be included in staff material.

17. ADMINISTRATIVE MATTERS:

17a. REASSIGNMENT OF ORDINANCE NUMBER:

RECOMMENDATION:

The City Clerk recommends that Council approve a change in the numbering of Ordinance No. 3255 [incorrectly assigned to ZC 88-2, Marriott Courtyard Hotels, on February 14, 1989] to Ordinance No. 3257.

MOTION: Councilwoman Hardison moved to concur with the recommendation of the City Clerk on Agenda Item 17a. Her motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

17b. AMENDMENT TO SIGN ORDINANCE:

ORDINANCE NO. 3258

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 88.7.12 OF THE TORRANCE MUNICIPAL CODE DEALING WITH THE USE OF ENGLISH LANGUAGE, OR ROMAN LETTERS AND ARABIC NUMERALS ON SIGNS, BUT REMOVING THE PROVISION THAT SUCH SIGNS MUST BE BROUGHT INTO COMPLIANCE WITHIN SIX (6) MONTHS.

City Council
February 21, 1989

MOTION: Councilman Nakano moved to approve Ordinance No. 3258 at its first reading. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17c. ADDITIONAL ARCHITECTURAL SERVICES - TORRANCE CULTURAL ARTS CENTER:

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council authorize additional services to Liebhardt Weston and Associates for design of theater equipment for The Torrance Cultural Arts Center.

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

17d. OPPOSITION TO AB 160 [MCOUNTJOY]:

RECOMMENDATION:

It is the recommendation of the City Manager for the City Council to adopt a position opposing AB 160 [an act to amend Section 33394 of the Health and Safety Code relating to redevelopment] and to direct the City Manager's office to send letters to the appropriate elected State Officials.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

17e. WORKSHOP ON USER FEES:

At the invitation of Mayor Geissert, Revenue Administrator Murdoch provided the staff presentation for this item. Written agenda material set forth the following --

RECOMMENDATION:

The Finance Department recommends that Your Honorable Body adopt the fees and charges as recommended on Exhibit A [staff material of record] for the identified services.

City Council
February 21, 1989

Following Mr. Murdoch's formal presentation, there was discussion regarding the recommended charges, with Councilmembers providing their individual input and comments to the concepts set forth.

During the course of the ensuing lengthy review of the matter, it was recommended by staff that the material presented to Council with this agenda item be considered as an overview for discussion purposes only at this meeting and returned in the future with the enacting legislation.

Council comments and input during the discussion included observation of need for the following:

- list of signals located at private roadway/public street intersections
- more in-depth expansion on indirect costs
- clarification of matters dealing with Police Department false alarms
- breakdown between business and residential false alarm calls
- clarification regarding Fire Department inspection fees
- specification of the determining party/agency regarding disturbing the peace matters.

Councilman Applegate requested that the enabling ordinances be structured to establish a ceiling on the percentage of increase to be allowed per year without further Council approval. Finance Director Giordano agreed to insert a 10% cap.

Audience comments were invited by the Mayor.

Ms. Brenda McKinnon, 23430 Hawthorne Boulevard, Suite 210, who stated she is with Bayco Financial Corporation, voiced concerns regarding the potential cost increases as they might affect developers and property managers.

City Council
February 21, 1989

Mr. Milton McKinnon, 6707 Alta Vista Drive, Rancho Palos Verdes, addressed personal concerns regarding certain fee structures proposed.

It was announced, for the benefit of those present, that the matter of alarm systems and attendant fees, as well as development fees, will be returned to the Council at its February 28 meeting.

MOTION: Councilman Applegate moved to concur with the amended staff recommendation to return the matters to Council for action. The motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3256:

ORDINANCE NO. 3256

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING THE PROVISIONS
OF SECTION 51.4.2-4 OF THE TORRANCE
MUNICIPAL CODE RELATING TO THE ENFORCEMENT
OF AIRCRAFT DEPARTURE CURFEWS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3256 at its second and final reading. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

City Council
February 21, 1989

18b. ORDINANCE NO. 3257:

ORDINANCE NO. 3257

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED AT 1995 190TH STREET FROM M-2 (HEAVY MANUFACTURING DISTRICT) TO C-3 (SOLELY COMMERCIAL DISTRICT)
ZC 88-2: MARRIOTT COURTYARD HOTELS

MOTION: Councilman Nakano moved to adopt Ordinance No. 3257 at its second and final reading. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

20a. PARCEL MAP 18956 (D88-18)

SUBDIVIDER: Union Oil Corporation
LOCATION: W/side Crenshaw; Lomita to Skypark
NO. OF LOTS: 2 lots.

RECOMMENDATION;

The Engineering Department and Planning Department recommend the City Council approve Parcel Map No. 18956 and accept the right-of-way dedication thereon.

MOTION: Councilman Wirth moved to concur with staff's recommendation on agenda Item 20a. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Mayor Geissert ABSTAINED].

20b. FINAL TRACT MAP NO. 43077

SUBDIVIDER: Reynolds Metals Company
LOCATION: Northeast Corner of Crenshaw
Boulevard and Dominguez Street
NO. OF LOTS: 11 Industrial Lots.

RECOMMENDATION;

The Engineering Department recommends that Final Tract Map No. 43077 be approved.

City Council
February 21, 1989

MOTION: Councilman Applegate moved to concur with the Engineering Department's recommendation on Agenda Item 20b. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

20c. RELEASE OF BONDS - TRACT NO. 43326

SUBDIVIDER: Torrance Investment Co./Watt Homes
ENGINEER: E. L. Pearson
LOCATION: B/W Monterey Street and Sepulveda
Boulevard
B/W Madrona Avenue and Maple Avenue
NO. OF LOTS: 9 Lots.

RECOMMENDATION:

The Engineering Department recommends that Fremont Indemnity bonds LA 101428 and LA 101429 be released.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the Engineering Department. His motion was seconded by Councilman Mock, and roll call vote proved unanimously favorable [Councilman Applegate ABSTAINED].

* * *

At 8:14 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 8:16 p.m.

* * *

22. ORAL COMMUNICATIONS:

22a. See Pages 2 and 3.

22b. See Page 3.

22c. Councilwoman Hardison extended best wishes to Bob O'Cain in his retirement, and expressed her appreciation for Bob's contributions to the City of Torrance.

22d. Councilwoman Hardison requested that staff provide the Council with suggested options for a Commission/Council informal get-acquainted occasion.

City Council
February 21, 1989

22e. Councilman Nakano suggested that staff send appropriate representation to the March 20, 1989 Oil Refinery Safety Conference at UCLA.

22f. Councilman Nakano noted problems with abandoned buildings at Crenshaw and Torrance Boulevards and at Crenshaw Boulevard and 190th Street. City Manager Jackson advised that an ordinance will be prepared for Council consideration addressing problems associated with abandoned gas stations or abandoned buildings.

22g. Councilman Nakano requested that City Attorney Nelson provide information as to a recent court decision regarding fees collected by school districts on developments and how that might affect the City of Torrance.

22h. Councilman Walker expressed appreciation to Mr. Gerald Alter for providing interesting old newspaper clippings pertaining to real estate in the City of Torrance.

22i. Councilman Walker commented on a recent article in the Daily Breeze regarding an apparent problem involving the Mobil Refinery. Mr. Walker expressed concerns regarding the apparent lack of candor between Mobil and Gage-Babcock and the City.

22j. Councilman Wirth expressed appreciation to Building and Safety Director Grippo for his response by way of memo regarding the status of the abandoned gas station at Kent and Sepulveda.

22k. Referencing Councilman Walker's expressed concerns [Agenda Item 22i] regarding Mobil Oil, Mayor Geissert commented on the problems involved in coordinating all areas of hazardous matters because of the diversity of responsible agencies involved.

22l. Mayor Geissert requested immediate action in replacing a STOP sign at Cabrillo and 213th Street.

22m. Mr. Dave Wall, 1730 West Sepulveda, Space 12, reiterated his previously expressed concerns regarding the lengthy construction project at the Sepulveda/Western intersection and the serious impact this has had on his business. This

City Council
February 21, 1989

speaker also called attention to the fact that this construction project has resulted in traffic stopping on the railroad tracks across Sepulveda.

City Manager Jackson indicated that this matter will be investigated immediately, including notifying the railroad [as suggested by Councilman Applegate] of the potential problem.

Continuing, Mr. Wall advised that he is irate regarding what he considered to be negligence and incompetence surrounding the construction project. The City Manager indicated that there will be an immediate attempt to restore traffic flow wherever possible.

Responding to an inquiry by Mr. Wall, City Attorney Nelson described the legal process available to this citizen.

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;

Current litigation entitled Steve Timper vs. City of Torrance, United States District Court Case Number CV 87-04855 KN (Gx);

Potential litigation entitled Pasadena Police Officers Association, et al. vs. City of Pasadena, et al., 2nd Civil No. B024968, 5007915;

Current litigation entitled Michelle R. Whitmen vs. Arthur Schaper, The City of Torrance, et al., Los Angeles Superior Court Case Number SWC 94721;

Current litigation entitled Patrick and Nancy Coyle v. City of Torrance, et al., Los Angeles Superior Court Case Number SWC 102305; and

City Council
February 21, 1989

The proposed lease of City-owned airport property, the former El Rancho Motel site on Pacific Coast Highway, to William Adkins to operate a Lexus car dealership.

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

At 8:46 p.m., Mayor Geissert called a brief recess, followed immediately by an executive session for the above stated purposes. The Council returned at 9:52 p.m. No action was required as a result of the executive session.

24. ADJOURNMENT:

At 9:52 p.m., this meeting of the City Council was formally adjourned to Tuesday, February 28, 1989, 7:00 p.m.

#


Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
February 21, 1989