

I N D E X

Torrance City Council - February 28, 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 Withdrawn or Deferred Items	2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. Proclamation congratulating Hope Witkowsky	2
8b. Proclamation re "National Women's History Month"	3
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Award of Contract - Street, Storm Drain and Traffic Improvements	3
<u>12. PLANNING AND ZONING MATTERS:</u>	
12a. Section 8 Existing Housing Voucher Program	3,4
<u>15. HEARINGS:</u>	
15a. Alarm System Regulation and Fees	4-6
15b. Development Fees	6,7
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Council Rules of Order	9
17b. Sale of Seismic Rehabilitation Bonds	10
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 3258	11
<u>20. CONSENT CALENDAR:</u>	
20a. Award of Contract - Traffic Signal Equipment	11
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Mayor Geissert re introduction of Junior Girl Scouts	2
22b. Mayor Geissert re Mayor of Dublin visit	2
22c. City Manager Jackson re Acting Water Utility Director Bill Heisner	12
22d. Councilman Applegate re use of hearing officers	12
22e. Councilman Applegate re Irish festivities	12
22f. Councilwoman Hardison re R-1 development matters	12
22g. Councilman Nakano re Maple/Maricopa problems	13
22h. Councilman Wirth re 182nd/Van Ness information	13
22i. Councilman Wirth re child care program	13
22j. Mayor Geissert re 213th/Cabrillo STOP sign	13
22k. Mayor Geissert re assistance for needy	13
<u>23. EXECUTIVE SESSION:</u>	
23a. Executive Session Matters	8,13
<u>24. ADJOURNMENT:</u>	
Adjournment was at 10:33 p.m. to March 7, 1989	14

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Peggy Laverty
Minute Secretary

City Council
February 28, 1989

February 28, 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 28, 1989, at 7:05 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.

3. FLAG SALUTE/INVOCATION:

Ms. Betsey Matthews led in the salute to the flag.

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

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of January 31, 1989, as recorded. His motion was seconded by Councilwoman Hardison, 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 Councilmem-

City Council
February 28, 1989

ber 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:

None scheduled.

Considered next out of order --

22. ORAL COMMUNICATIONS:

22a. Mayor Geissert invited the leader of Junior Girl Scout Troop 566 to come forward and introduce members of the troop who were present in the audience. The Mayor extended a warm welcome to these young ladies who were working on their community badges.

22b. Mayor Geissert described the program of events during the February 27 visit of The Honourable Ben Briscoe, Lord Mayor of Dublin, Ireland. The flag of Dublin, which will be exhibited in City Hall, was then displayed for all to view.

The Council now returned to its regular agenda order.

8. COMMUNITY MATTERS:

8a. PROCLAMATION congratulating Hope Witkowsky:

Withdrawn.

City Council
February 28, 1989

8b. PROCLAMATION designating March, 1989, as "National Women's History Month" in Torrance:

SO PROCLAIMED by Mayor Geissert, and presented to Ms. Linda Korka, President of the Torrance branch of the American Association of University Women.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. AWARD OF CONTRACT -- CONSTRUCTION OF STREET, STORM DRAIN AND TRAFFIC IMPROVEMENTS (B89-5):

RESOLUTION NO. 89-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, TO AWARD A CONTRACT TO SULLY-MILLER CONTRACTING CO., FOR THE CONSTRUCTION OF STREET, STORM DRAIN AND TRAFFIC IMPROVEMENTS IN VAN NESS AVENUE FROM NORTH OF CRAVENS AVENUE TO TORRANCE BOULEVARD (B89-5), AND AUTHORIZING ITS EXECUTION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-34. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. APPLICATIONS UNDER SECTION 8 EXISTING HOUSING VOUCHER PROGRAM:

RESOLUTION NO. 89-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR HOUSING VOUCHERS UNDER THE SECTION 8 EXISTING HOUSING VOUCHER PROGRAM

MOTION: Councilman Nakano moved to adopt Resolution No. 89-35. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote, clarification, as desired by Councilwoman Hardison relative to out-of-state applications, was provided by Planning Associate Borneman.

City Council
February 28, 1989

Roll call vote on the motion to adopt Resolution No. 89-35 proved unanimously favorable.

15. HEARINGS:

15a. REGULATION OF ALARM SYSTEMS AND SETTING OF FEES:

Mayor Geissert announced that this was the time and place for a public hearing relative to a recommendation of the City Attorney and the Police Chief for Council adoption of an alarm system ordinance, and a resolution setting fees for alarm systems.

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

Staff presentation was provided by Police Lieutenant Papst, who stressed that the Department's primary motivation is to encourage the use of alarm systems, while reducing the number of false alarms.

RECOMMENDATION:

The City Attorney and the Police Chief recommend adoption of the Alarm System Ordinance and approval of the Resolution setting fees for alarm systems.

Lt. Papst responded to Council inquiries and provided further clarification as requested.

During the discussion which developed, Councilwoman Hardison indicated her interest in obtaining statistics on residential false alarms as opposed to commercial -- how many false alarms per residence, etc.

Audience input was invited by Mayor Geissert.

First to speak was Ms. Karen Webb, 2755 Arlington Avenue, owner of H & H Feed Store, who related problems she has experienced with false alarms and recommended that commercial uses be allowed three false alarms per year without penalty. Finance Director Giordano affirmed that the subject ordinance establishes just that criteria. Police Chief Nash further noted the availability of an appeal process even after more than three false alarms in one year.

City Council
February 28, 1989

Mr. Pete Morrison, owner of an alarm company [no address given], stressed the need for security systems and urged an approach other than one of revenue-producing for the City.

Police Chief Nash emphasized that the Police Department is concerned with compliance and the problems related to repeated false alarms, not revenues. Finance Director Giordano reaffirmed that there is no charge for the first three false alarms in one year.

Mr. Charley Cool, 2029 West 160th Street, who stated that he has an alarm in his home as well as his business, opposed any charge for false alarms.

It was the opinion of Ms. Canda Shanbourn, 2254 Towers, that in-home units are likely to have more than three false alarms per year.

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

Councilman Walker stated that he is not in favor of the ordinance as drafted and noted his opinion that further statistics are needed regarding the residential aspects of false alarms. Information on the number of on-going residential false alarms, as well as the multi-offenders was desired by Mr. Walker, prior to the establishment of a fee. It was his desire that no one be discouraged from purchasing or utilizing a residential security system.

MOTION: Councilman Applegate moved to concur with the recommendation of the Police Chief and the City Attorney on Agenda Item 15a. His motion was seconded by Councilman Wirth.

Councilwoman Hardison requested that within six months the Council be provided with data regarding the total number of false alarms as well as an accounting of multi-offenders. Acknowledging problems which are likely to be encountered with new systems, Mrs. Hardison encouraged the City to be understanding in such cases.

City Council
February 28, 1989

At this point, Councilman Applegate withdrew his motion; Councilman Wirth, his second. Action was taken as indicated below.

ORDINANCE NO. 3259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DELETING CHAPTER 8, DIVISION 3, OF THE TORRANCE MUNICIPAL CODE AND ADDING A NEW CHAPTER 8 REGULATING ALARM SYSTEMS.

MOTION: Councilman Nakano moved to approve Ordinance No. 3259 at its first reading. His motion was seconded by Councilwoman Hardison and carried by way of the following roll call vote:

AYES: Councilmembers Applegate, Hardison, Mock, Nakano, Wirth and Mayor Geissert.

NOES: Councilman Walker.

RESOLUTION NO. 89-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING THE FEES FOR ALARM SYSTEMS

MOTION: Councilman Nakano moved to adopt Resolution No. 89-36. His motion, seconded by Councilwoman Hardison, carried by way of the following roll call vote.

AYES: Councilmembers Applegate, Hardison, Mock, Nakano, Wirth and Mayor Geissert.

NOES: Councilman Walker.

15b. DEVELOPMENT FEES:

Mayor Geissert announced that this was the time and place for a public hearing on development fees.

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

City Council
February 28, 1989

Staff presentation with the aid of slides was provided by Revenue Administrator Murdoch, who set forth the following recommendation as noted in the staff material on this agenda item.

RECOMMENDATION:

It is recommended that Your Honorable Body

- o Adopt a policy of a recovery rate of 59% for Development Review, 100% for Engineering Inspections and 100% for Building Regulations. These rates to be attained in three phases.
- o Request the City Attorney to develop legislation that would impose a \$750 per new residential unit fee to be used for park rehabilitation and open space preservation.
- o Request the City Manager to form a team to study the City's long term capital and infrastructure needs, and develop a fee upon new construction in the City to meet those needs. The team findings should be brought back to the Council within the next 18 months.

Council discussion then ensued and clarification and expansion were provided by staff as requested. It was the ultimate suggestion of Councilwoman Hardison that a two-tiered fee might be appropriate for parking lot sales.

There being no one in the audience who wished to address this issue, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved to concur with the staff recommendation on Agenda Item 15b. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable.

City Council
February 28, 1989

The Council now considered, out of order --

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

Current litigation entitled Fred Smith vs. The City of Torrance, Los Angeles Superior Court Case Number C 620563.

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.

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

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

At 8:35 p.m., the City Council recessed to executive session returning at 9:30 p.m., to resume the regular agenda order.

NOTE: A second executive session was held later in the meeting to continue discussion of matters above announced - see Page 13.

City Council
February 28, 1989

The Council now returned to --

17. ADMINISTRATIVE MATTERS:

17a. RESOLUTION AMENDING COUNCIL RULES OF ORDER REGARDING ACTION ON ITEM NOT APPEARING ON AGENDA:

RESOLUTION NO. 89-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE RULES OF ORDER FOR CITY COUNCIL MEETINGS, SECTION 2.5 a) OF RESOLUTION 87-7, TO EXPAND THE PROCEDURE FOR REFERRING ITEMS NOT APPEARING ON THE AGENDA TO STAFF FOR FUTURE ACTION.

MOTION: Councilman Nakano moved to adopt Resolution No. 89-37. His motion was seconded by Councilman Walker. THIS MOTION WAS ULTIMATELY WITHDRAWN - see below.

Councilman Nakano called attention to Page 17, of the agenda material on this item, SECTION 9.2. SELECTION OF COMMITTEE CHAIRMEN, which reads as follows:

Each member, other than the Mayor, shall be the Chairman of a standing committee. The members shall choose their memberships in the following order:

- 1) Each member, in reverse of seniority, shall select one committee.
- 2) Each member, in order of seniority, shall select a second committee.

Mr. Nakano pointed out the need for correction and clarification in the wording of this section. It was ultimately determined that the necessary modification to Section 9.2 would be provided by the City Attorney and returned to the Council for adoption in conjunction with the subject amendment.

Councilman Nakano then withdrew his motion to adopt Resolution No. 89-37; Councilman Walker withdrew his second.

MOTION: Councilman Applegate moved to hold this matter for one week. His motion was seconded by Councilman Wirth and it was so ordered without objection.

City Council
February 28, 1989

17b. SALE OF BONDS FOR SEISMIC REHABILITATION:

[SUPPLEMENTARY]

RECOMMENDATION:

It is recommended [by the City Attorney's office and the Building and Safety Department] that Your Honorable Council take three forms of action tonight:

- 1) Review, comment upon and approve, if appropriate, the Preliminary Official Statement by minute motion.
- 2) Review, comment upon and approve the contract for Stone and Youngberg to purchase the bonds, and adopt the second, smaller Resolution which approves this contract.
- 3) Approve, in concept, the sale of bonds with the understanding that they will be sold next week, provided the gross bond amount does not exceed \$680,000 and the interest rate does not exceed 11%.

At the Mayor's request, Finance Director Giordano recapped the recommendation on this agenda item, stating the recommendation to be that the Council approve, in concept, the sale of the bonds [purchase by Stone and Youngberg] at a not-to-exceed price of \$680,000 and a not-to-exceed interest rate of 11%. The matter will be returned to Council on March 7, for final adoption, per Ms. Giordano.

MOTION: Councilman Applegate moved to approve, in concept, the selling of the bonds with the actual documentation on sale of the bonds to take place next week. The motion was seconded by Councilman Wirth.

City Attorney Nelson then suggested that action reflect approval of the official statement in the form submitted. Councilman Applegate SO AMENDED his motion. The amended motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

City Council
February 28, 1989

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3258:

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.

MOTION: Councilman Nakano moved to adopt Ordinance No. 3258 at its second and final reading. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

20a. COUNCIL AWARD OF CONTRACT: Re: Purchase of Traffic Signal Equipment Parts and Related Maintenance Hardware
Re: Lingo Signal parts and accessories
Ref: Cooperative purchase with Los Angeles County - Contract No. 52069
Anticipated Annual Expenditure: \$15,000.00.

RECOMMENDATION:

It is recommended that Council authorize Torrance's participation in Los Angeles County's Agreement #52069 for various Traffic Signal equipment parts and maintenance hardware and award a contract for the procurement thereof to the LINGO INDUSTRIAL ELECTRONICS COMPANY of El Monte, California for the anticipated annual amount of \$15,000.00.

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

City Council
February 28, 1989

* * *

At 9:41 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 9:45 p.m., and the regular City Council order of business was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. See Page 2.

22b. See Page 2.

22c. City Manager Jackson introduced Mr. Bill Heisner, the City's Acting Water Utility Director.

22d. Councilman Applegate noted that the Civil Service Commission has taken action to investigate the possibility of utilizing the Hearing Officer process. Mr. Applegate requested that the Commission not take any action regarding whether or not to have hearings so handled until the matter is presented to the City Council with additional information [including cost and the availability of other options]. City Manager Jackson to follow up.

22e. Councilman Applegate deemed the joint Torrance/Dublin festivities referenced by the Mayor earlier in the meeting [Item 22b, Page 2] to have been one of the nicest functions ever to have taken place in the City of Torrance.

22f. Councilwoman Hardison praised Planning Associate Pryor's recent presentation regarding R-1 development matters at a recent homeowners association meeting.

Following a general indication of Council opposition to Cablecasting the April 12 Planning Commission workshop, Mayor Geissert suggested that a staff presentation highlighting matters to be considered at the upcoming Planning Commission R-1 workshops might be broadcast over Channel 22. No objections were indicated, and City Manager Jackson advised that his office will follow through.

City Council
February 28, 1989

22g. Councilman Nakano noted concerns of a resident regarding left-turn problems at Maricopa and Maple Avenues.

Director of Transportation Horkay advised that appropriate signs or pavement markings will be installed and a report will be forthcoming to the Council.

Councilman Wirth specifically requested that action be initiated in an expeditious manner.

22h. Councilman Wirth expressed appreciation for information from staff relative to 182nd and Van Ness improvements.

22i. Councilman Wirth urged that the City's child care program be pursued with diligence and all speed possible.

22j. Mayor Geissert expressed appreciation for reinstallation of the STOP sign at 213th and Cabrillo.

22k. Mayor Geissert requested that the City Manager's office investigate possible options to assist a group operating in this City to provide food and emergency clothing to those in need. City Manager Jackson indicated that his office will follow through and return to the Council with a report.

23. EXECUTIVE SESSION;

23a. EXECUTIVE SESSION MATTERS:

See Page 8 for the executive session statement read into the record by Mayor Geissert.

At 10:02 p.m., Mayor Geissert called a brief recess, followed immediately by an executive session to conclude discussion on items not earlier considered.

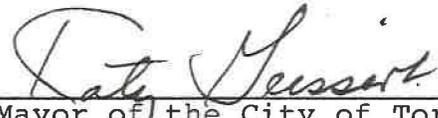
The Council returned at 10:32 p.m. No action was required as a result of this executive session.

City Council
February 28, 1989

24. ADJOURNMENT:

At 10:33 p.m., this meeting was formally adjourned to Tuesday, March 7, 1989, 5:30 p.m. for purposes of an executive session relative to wages, hours and working conditions -- the regular Council meeting of that date will commence at 7:00 p.m.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
February 28, 1989