

I N D E X

Torrance City Council - March 7, 1989

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#

Peggy Lavery
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, March 7, 1989, at 5:37 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.

Considered at this time --

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS;

Mayor Geissert noted that at the time of adjournment of the February 28 meeting of the City Council, it was noted that the Council would go into executive session at this 5:30 p.m. hour on March 7, the regular agenda order to be considered at 7:00 p.m.

The Mayor then 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 subject:

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

At 5:38 p.m., the Council recessed to executive session for the above noted purpose, returning at 7:25 p.m. to resume the regular agenda order.

The Council now returned to --

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by the Camp Fire Adventure Club - Janice Streeter, Leader.

The invocation for the meeting was provided by Bishop Doug Bergen, Torrance First Ward of the Church of Jesus Christ of the Latter Day Saints.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of February 7, 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 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.

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.

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6. WITHDRAWN OR DEFERRED ITEMS:

City Manager Jackson noted that he had received a request for deferment of Agenda Item 15b, B.P.T. (Torrance) Associates (Old Towne Mall), and that staff is not in concurrence with that request -- see Page 11.

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Rose Float Committee
Tuesday, March 28, 1989, 5:00 p.m.
Subject: Rose Float Design Selection.

Considered next out of order --

22. ORAL COMMUNICATIONS:

22a. Mr. Russ Nolte, a member of the Senior Citizens Council, announced the election of the Senior California Legislature to be held between the hours of 10:00 a.m. and 2:00 p.m.

The regular agenda order was once again resumed.

8. COMMUNITY MATTERS:

8a. PROCLAMATION proclaiming March 12 through March 18, 1989, as "Camp Fire Birthday Week" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert, and accepted with appreciation by Camp Fire Leader Janice Streeter.

8b. COMMITTEE REPORT RE MISS TORRANCE PAGEANT:

A report of the Council's Finance and Governmental Operations Committee meeting of January 31, 1989, was provided by Councilman Nakano, Chairman of that committee. Noting the subject of the January 31st meeting to have been the City's participation in the Miss Torrance Pageant, Mr. Nakano stated that in light of the fact that Miss Torrance is not required to reside in the City of Torrance, but may be a resident of any of the South Bay cities, the Committee adopted the following --

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RECOMMENDATION:

The Council Finance and Governmental Operations Committee recommends that the City Council eliminate the City's annual \$750 contribution to the Miss Torrance Pageant.

In response to the Mayor's invitation for comments from the audience, Miss Cheryl Lynn Anthony, 724 West Rosecrans, Gardena, the current Miss Torrance, approached the podium. Miss Anthony proceeded to express her firm opposition to the committee's recommendation and to voice her personal, strong opinions in this regard.

Ms. Andrea Reeder, executive director of the Miss Torrance Pageant, 23717 Hawthorne Boulevard, Suite 304 [business address], 1412 - 2nd Street, Manhattan Beach [home address], added her support to Miss Anthony's remarks and urged that the Council continue support of the Pageant. A listing of Anticipated Expenses for the Miss Torrance Pageant 1990 was submitted for Council perusal.

Councilmembers responded to comments and, with the exception of Councilman Mock, voiced individual support for the above noted committee recommendation.

The following action was ultimately taken.

MOTION: Councilman Nakano moved to concur with the recommendation of the Council Finance and Governmental Operations Committee regarding the City's participation in the Miss Torrance Pageant. His motion was seconded by Councilman Wirth, and carried by way of the following roll call vote.

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

NOES: Councilman Mock.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. SUPPORT OF EXPANSION OF SUNSHINE CANYON LANDFILL:

RECOMMENDATION:

The Street Department recommends that Your Honorable Body send the letter [of record] to the Los Angeles County Board of Supervisors in support of BFI's permit requesting the extension of Sunshine Canyon Landfill.

MOTION: Councilman Applegate moved to concur with staff's recommendation on Agenda Item 10a. His motion was seconded by Councilman Wirth, and carried unanimously by roll call vote [Councilman Walker ABSTAINED because of his membership on the Los Angeles Regional Water Quality Control Board].

In response to an inquiry by Councilwoman Hardison, Sr. Administrative Analyst Rountree provided a brief overview of the City's efforts in the area of solid waste management.

10b. FY 1988-89 UMTA SECTION 9 GRANT CONTRACT:

RESOLUTION NO. 89-37

A RESOLUTION OF THE CITY OF TORRANCE
AUTHORIZING EXECUTION OF AN URBAN MASS
TRANSPORTATION ADMINISTRATION SECTION 9
CAPITAL GRANT CONTRACT FOR PROJECT
CA-90-X333 IN THE AMOUNT OF \$192,000

MOTION: Councilman Nakano moved to adopt Resolution No. 89-37. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

Director of Transportation Horkay acknowledged with sincere appreciation the efforts of Transit Manager Schmidt, Fleet Services Director Ishmael, and General Services Administrator White in the successful processing of the subject grant contract application.

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10c. WEST BASIN WATER ASSOCIATION BOARD REPRESENTATION:

RECOMMENDATION:

The Water Commission recommends that City Council appoint Commissioner Robert Billett as the City of Torrance's representative on the West Basin Water Association's Board of Directors.

MOTION: Councilman Applegate moved to concur with the above recommendation of the Water Commission. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

10d. APPROPRIATION FOR COMPLETION OF VIA CORONA/VISTA LARGO HILLSIDE RESTORATION PROJECT:

RECOMMENDATION:

It is recommended that Your Honorable Body appropriate \$100,000 from the Reserve for Self-Insurance Catastrophes; and \$90,000 as a loan from the Drainage Improvement Fund to complete the Via Corona/Vista Largo Hillside Restoration Project and authorize the increase in the consultant contracts by the amounts indicated in the report [of record].

MOTION: Councilman Wirth moved to concur with the above recommendation on Agenda Item 10d. His motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

14. PERSONNEL MATTERS:

14a. REVISED CLASS SPECIFICATION - SENIOR BUILDING INSPECTOR:

RECOMMENDATION:

The Personnel Department and the Civil Service Commission recommend approval of the revised class specification for Senior Building Inspector. The Engineers concur in this recommendation.

MOTION: Councilman Nakano moved to concur with the above recommendation on Agenda Item 14a. His motion, seconded by Councilman Mock, carried unanimously by roll call vote.

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15. HEARINGS:

15a. CUP 88-70 (EA 88-23) GARY COMSTOCK:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Conditional Use Permit to allow the construction of an approximately 10,000 square-foot commercial building with subterranean parking in the C-2 Zone on property located at the northeast corner of 242nd Street and Neece Avenue at 3759, 3767 and 3771 242nd Street. CUP 88-70 (EA 88-23): GARY COMSTOCK.

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

A formal staff presentation was provided by Principal Planner Gibson, who pointed out that the Planning Commission recommends denial of the appeal and approval of the project; the Planning Department recommends approval of the appeal and denial of the project.

Mr. Gibson then responded to Council questions providing clarification as desired regarding the proposed combination of surface/subterranean parking; mixed retail/office use; landscaping; setbacks; parking ramp design; etc.

Transportation Planner, Mr. Dick Etherington, explained design options and restrictions which would be required if a second driveway were to be considered.

The Mayor invited the applicant to address the Council.

Mr. Gary Comstock, 24462-1/2 Hawthorne Boulevard, briefly reviewed the manner in which the design for this project has evolved and noted his concurrence with all conditions of record. He also submitted a packet of letters [of record] from supporters of his proposal.

Councilwoman Hardison expressed her opinion that the proposed building would be a very attractive office building and she questioned the applicant regarding his desire that a relatively small percentage of the project be devoted to retail use. Mr. Comstock explained his personal reasons for desiring flexibility of use and noted his intent to retain ownership of the property as an investment.

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Audience input continued with Mr. Gary Birks, 615 Avenue "D", Redondo Beach, owner of the business at 3370 West 242nd Street [across the street from the proposed development] voicing his concerns regarding driveway access. It was Mr. Birks' expressed opinion that a driveway on Neece, as well as the one proposed on 242nd Street, would contribute toward better traffic control in the area. This speaker also referenced existing U-Haul rental activities on an adjacent parcel which are a continuing source of problems for the neighborhood.

Mr. Nick Damavandi, owner of the pizza business across the street from the subject site, expressed his extreme annoyance at the problems created by the existing U-Haul business which, in his opinion, should be pursued with diligence by the City.

Current traffic problems were described by Ms. Lucy Retorto, 3920 Pacific Coast Highway, who expressed her opinion that the size and design of the proposed development will only exacerbate the traffic and parking problems in the area. Ms. Retorto also noted concerns regarding the planned subterranean parking because of a possible increase in vandalism, etc.

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

Councilman Wirth advised that he had appealed this case because the Planning Commission had approved the project while staff was recommending denial, and also because of his concern regarding the size of the building adjacent to a residential neighborhood. Noting his opinion that this would make a beautiful office building, Mr. Wirth indicated concerns regarding the retail aspect and the existence of only one driveway.

MOTION: Councilman Applegate moved to concur with the recommendation of the Planning Commission for denial of the appeal and approval of the project [as conditioned] on CUP 88-70, Gary Comstock. His motion was seconded by Councilman Mock.

Following his statement of the above motion, Councilman Applegate offered his opinion that the mixed office/retail use would represent a complement to this particular area rather than a disadvantage.

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Mr. Applegate noted that he had earlier had concerns regarding parking, but explained that the applicant's willingness to revise his plans based on input from staff and his agreement to make further interior modifications to reduce the amount of retail space to a minimal level, have contributed toward his support of the project at this time.

In response to a question from Councilman Nakano, Principal Planner Gibson explained the controls represented by Condition 19, which limits the amount of retail space to not more than 3400 square feet. Security for the subterranean parking was also addressed by Mr. Gibson for the benefit of this Councilmember..

Continuing on the subject of security in the subterranean parking area, Councilman Applegate inquired as to a possible added condition which would provide the City with the greatest amount of latitude should such a problem develop in the future. It was the opinion of Planning Director Ferren that this matter should be "open ended" at this time and, should a problem develop, the property owner could then return with a request for modification of the design as appropriate.

Mayor Geissert commented that this project, per the renderings submitted, does not appear dense or intense; however, she noted that sole access on 242nd Street and subterranean parking represent, to her, a level of density that is not appropriate for a street like 242nd. The Mayor stated that, as this project stands now, she would not be able to vote for subterranean parking without substantially more in the way of landscaping tradeoffs on the ground level.

Councilwoman Hardison also voiced her disapproval of the project as submitted noting her concerns regarding the mixed use on this site [she would prefer no retail], the fact that over half of the parking is subterranean, the existence of only one driveway, and less than minimum landscaping provided.

Stating that he can understand the rationale of the owner/tenant in desiring to retain a certain amount of retail use, Councilman Walker noted his approval of the project. Mr. Walker deemed this an attractive building and noted his opinion that subterranean parking represents certain advantages, particularly for office use.

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The motion for approval of the project carried by way of the following roll call vote.

AYES: Councilmembers Applegate, Mock, Nakano and Walker.

NOES: Councilmembers Hardison, Wirth and Mayor Geissert.

RESOLUTION NO. 89-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY RETAIL/OFFICE BUILDING ON PROPERTY LOCATED IN THE C-2 ZONE AT THE NORTHEAST CORNER OF 242ND STREET AND NEECE AVENUE (3759, 3767, 3771 242ND STREET)

CUP 88-70: GARY COMSTOCK

MOTION: Councilman Nakano moved to adopt Resolution No. 89-38. His motion, seconded by Councilman Walker, carried as is indicated below.

AYES: Councilmembers Applegate, Mock, Nakano and Walker.

NOES: Councilmembers Hardison, Wirth and Mayor Geissert.

It was the request of Mayor Geissert that staff follow through concerning problems represented by the U-Haul business in this area. The Mayor requested that a report in this regard be provided to the Council prior to its next meeting two weeks hence.

* * *

At 9:15 p.m., Mayor Geissert ordered a recess. The Council returned at 9:42 p.m., to continue with its regular agenda order.

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15b. PP 71-14 (MOD), CUP 82-18 (MOD), V 82-2 (MOD),
(EA 82-22): B.P.T. (TORRANCE) ASSOCIATES (OLD TOWNE
MALL):

Mayor Geissert announced that this was the time and place for City Council consideration of a modification of a previously approved Precise Plan of Development, a modification of a previously approved Conditional Use Permit, and a modification of a previously approved Variance to allow the conversion of an existing enclosed mall (Old Towne Mall) into a strip commercial center with four new satellite buildings on property located in the C3-PP Zone at 19800 Hawthorne Boulevard. PP 71-14 (MOD), CUP 82-18 (MOD), V 82-2 (MOD), (EA 88-22): B.P.T. (TORRANCE) ASSOCIATES (OLD TOWNE MALL).

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

Mayor Geissert recalled the request of Best Plaza that this matter be continued [see Page 3, Item 6] and she now invited that company's representative to address the Council.

Mr. Stevan Colin of Hitchcock, Bowman, Schacter & Beverly, 21515 Hawthorne Boulevard, Suite 1030, was present to represent Escondido Mission Village, Ltd., owners of Best Plaza. Attorney Colin advised that they only learned on March 2nd of this hearing before the City Council, not allowing them the opportunity to meet with the applicants or to investigate possible legal implications pertaining to existing reciprocal parking easements. For these reasons, this speaker requested postponement of the agenda item.

During the ensuing discussion, Planning Staff affirmed that notices for all public hearings pertaining to the subject matter were handled in the usual manner -- notice to Escondido Mission Village was apparently received at a post office box address in San Diego, the address indicated on the County Tax Assessors records.

Mr. Colin persisted in urging that the matter be continued, quoting from one of the easement agreements relative to a requirement for written agreement executed by all parties in order to effectuate an amendment thereto. This speaker pointed out that they have not, to date, viewed plans in order to be aware of any proposed changes in ingress and egress to the property.

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Mr. Robert LeMoine, one of the partners in the ownership of Old Towne Mall, spoke in opposition to the requested postponement, calling attention to the fact that [in addition to this meeting] notice was duly sent for the earlier Environmental Assessment meeting and the Planning Commission meeting. Mr. LeMoine voiced surprise that a continuance was requested at this late hour and noted his understanding, per the applicant's legal counsel, that approval of Escondido Mission Village is not needed for this particular application. Substantial financial penalties represented by a delay were also cited by this speaker.

In response to inquiries from Councilmembers and the Mayor, Planning Director Ferren noted that there are no known requirements of the City with regard to this case that are not being attenuated. City Attorney Nelson provided his opinion that there has been proper notice -- an absence of internal communication [between Escondido Mission Village/counsel] does not deprive the Council of jurisdiction to hold this hearing and make a decision.

There being no objections from the Council, Mayor Geissert directed that the hearing proceed.

Staff presentation 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 request.

Concerns of individual Councilmembers were then aired regarding proposed pad locations; roof equipment visibility; mini-storage facility; traffic circulation; loading areas; architectural compatibility; parking; etc.

Mr. Gibson responded to Council questions, providing clarification as requested. During this period of discussion Councilman Wirth specifically brought to the proponent's attention that staff has recommended an additional condition which calls for the developer to participate in a Hawthorne Boulevard corridor study should the Council request such a study in the future.

The proponent's representative was then invited by the Mayor to address the Council.

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Mr. Robert LeMoine, 19800 Hawthorne Boulevard, introduced Mr. Ray Davis, president of Caltap, who was present to address traffic concerns.

Mr. Ray Davis, 3015 Main Street, Suite 317, Santa Monica, noted the intent to relocate employee parking to the back, thus freeing approximately 200 parking spaces in front. Mr. Davis also addressed pad placement and parking for the theaters, expressing his opinion that the overall plan provides more theater parking.

A member of the architectural firm of Gordon, Friedman, Baldwinson Associates, Mr. George Levinthal, 16501 Ventura Boulevard, Encino, described the loading areas and their related service areas.

Mr. LeMoine returned to the podium to explain that the retail space between the Ross and Federated stores will be serviced from the corridor only, a matter that they do not perceive to be a problem because of their intent that there be "hands on management". This speaker also assured the Council that the developers are cognizant of concerns of adjacent developments regarding screening, landscaping issues, etc.

Next to address the Council was Mr. Jeff Van Andler, 959 Deeley Avenue, [no city given], an attorney representing some members of the Merchants Association of Old Towne Mall. This speaker referenced a statement [of official record and included in agenda packet] by Mr. LeLand Van Andler, president of the Old Towne Mall Merchants Association, which statement he advised contains information relative to matters of considerable importance to the merchants.

Councilmembers read the above referenced statement at this time, following which Mayor Geissert requested comments from the City Attorney in that regard.

City Attorney Nelson deemed the issues addressed in the above referenced statement to be matters of concern between tenants and owners of the mall, not bearing on issues before the City Council which relate to physical planning, land use conditions and modification of previously granted permits. It was Mr. Nelson's opinion that this is not an appropriate forum for the problems noted.

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Voicing his disagreement with the City Attorney's opinion, Mr. Van Andler indicated his intent to return at what might be considered a more appropriate time. Mayor Geissert suggested that this individual meet with the City Attorney in an effort to resolve the question of whether or not this is a proper matter to be considered by the Council.

At this time Mr. Stevan Colin, 21515 Hawthorne Boulevard, returned to the podium and stated, for the record, his objection to approval of the modification requested on the grounds that this might result in infringement on the rights of his client under the existing easement agreements. Mr. Colin requested that their silence at this hearing not be deemed a waiver of any of their rights with regard to the parking areas at the Old Towne Mall facility.

Audience input continued.

Ms. Kim Curry, Watt Investment Properties, 2716 Ocean Park Boulevard, Santa Monica, majority owner and master developer of the Torrance Business Park [immediately to the east of this development], expressed their support of the project. Ms. Curry requested that the roof equipment be appropriately screened and expressed some concern regarding the walkway between the two properties. She requested that the walkway not be required as a condition of development and advised that she is willing to talk with the owners of Old Towne Mall in that regard. Mr. LeMoine agreed.

Next to speak was Ms. Sandra Rodrigues, representing "Grandpa's Dental", Space 350, 19800 Hawthorne Boulevard, who voiced concerns regarding traffic circulation and parking problems in the area of the yogurt shop; pad sizes and locations; parking; deliveries; etc. She also requested specifics as to details of the project.

Registering surprise regarding Ms. Rodrigues' remarks, Mr. LeMoine advised [for the record] that at the Environmental Assessment and Planning Commission meetings Ms. Rodrigues had taken a supportive position toward the project.

Mayor Geissert requested that the developers keep tenants informed regarding progress. Following this request Mr. LeMoine responded to various Council questions and comments and stipulated to the following --

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- They are prepared to comply with height restrictions and with architectural consistency throughout the development; also with the specification of no food service on the pads.
- Tenants for the pads are not firmly established; there may be a request to relocate the most northerly pad [Pad A] to a more northerly location.
- Architectural treatment in the form of a thin blue neon tube will be placed along the top of all structures.
- A certain amount of flexibility regarding pads is desired to coordinate with tenants' requirements.

Discussion turned to the location of Pad D. Councilman Mock urged that this pad be relocated away from the theaters. Councilman Applegate agreed that Pad D should be relocated and suggested a location in front of "Marshalls", citing existing traffic problems at the intersection near the yogurt shop and the need for additional parking availability in the area of the theaters. Following Mr. LeMoine's response that they are currently in negotiations with "Marshalls" regarding Pad D location, Mr. Applegate expressed an "extremely strong desire" that some relocation as discussed take place.

Dissatisfaction with the overall disbursement of the pads was also expressed by Mayor Geissert, who pointed out that some parking areas are under-utilized, while others are extremely congested. She recommended some substantial relocation of pads. In response to a question by the Mayor, Principal Planner Gibson voiced assurance that there are adequate controls over the height, size and architectural treatment of the pads.

It was suggested by Planning Director Ferren that staff provide a display board for Councilmembers to view the ongoing approval process.

At this point in the meeting Ms. Rodrigues [see Page 14] returned to clarify that she does fully support the project; however, she noted her company's need for continuing water availability during construction.

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Ms. Connie Lawrence, 20342 Perkins, noted concerns of residents regarding traffic problems and suggested that "right-turn-only" be considered out of the Best Plaza driveway which lines up with her street. Mayor Geissert requested that the Department of Transportation investigate that possibility.

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

MOTION: Councilman Applegate moved to deny the appeal and approve the project as conditioned on PP 71-14 [MOD], CUP 82-18 [MOD], V 82-2 [MOD]. His motion was seconded by Councilman Walker.

Prior to roll call vote, discussion once again turned to the pads. Planning Director Ferren clarified that the Council is voting tonight on a concept for all four pads and modification to the mall itself, as well as the total size for all four pads. Principal Planner Gibson noted that minor fluctuations in size can be handled administratively; however, if a significant change were to be requested, the matter would then go back through the Planning Commission process.

Roll call vote on the above motion for approval was unanimously favorable.

RESOLUTION NO. 89-39

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, APPROVING
A MODIFICATION OF A PREVIOUSLY APPROVED
CONDITIONAL USE PERMIT TO ALLOW THE
CONVERSION OF AN EXISTING ENCLOSED MALL
INTO A STRIP COMMERCIAL CENTER WITH FOUR
NEW SATELLITE BUILDINGS ON PROPERTY LOCATED
IN THE C3-PP ZONE AT 19800 HAWTHORNE BOULEVARD
CUP 82-18 (MOD)
B.P.T. (TORRANCE) ASSOCIATES
(OLD TOWNE MALL)

MOTION: Councilman Nakano moved to adopt Resolution No. 89-39. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

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RESOLUTION NO. 89-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONVERSION OF AN EXISTING ENCLOSED MALL INTO A STRIP COMMERCIAL CENTER WITH FOUR NEW SATELLITE BUILDINGS ON PROPERTY LOCATED IN THE C3-PP ZONE AT 19800 HAWTHORNE BOULEVARD
PP 71-14 (MOD):
B.P.T. (TORRANCE) ASSOCIATES
(OLD TOWNE MALL)

MOTION: Councilman Nakano moved to adopt Resolution No. 89-40. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

RESOLUTION NO. 89-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, GRANTING A MODIFICATION OF A PREVIOUSLY APPROVED VARIANCE FROM THE PROVISIONS OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO ALLOW LESS THAN CODE REQUIRED PARKING, IN CONJUNCTION WITH THE CONVERSION OF AN EXISTING ENCLOSED MALL INTO A STRIP COMMERCIAL CENTER WITH FOUR NEW SATELLITE BUILDINGS, ON PROPERTY LOCATED IN THE C3-PP ZONE AT 19800 HAWTHORNE BOULEVARD
V 82-2 (MOD):
B.P.T. (TORRANCE) ASSOCIATES
(OLD TOWNE MALL)

MOTION: Councilman Nakano moved to adopt Resolution No. 89-41. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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17. ADMINISTRATIVE MATTERS:

17a. MID-YEAR BUDGET REVIEW:

Councilman Nakano provided the report of the February 21, 1989, Council Finance and Governmental Operations Committee meeting which culminated in the following --

RECOMMENDATION:

It is the recommendation of the Council Finance and Governmental Operations Committee that Your Honorable Body:

- o Accept the mid-year budget review;
- o Concur with the selection of Deloitte, Haskins & Sells as City auditor.

MOTION: Councilman Applegate moved to approve the above stated recommendation of the Finance and Governmental Operations Committee. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17b. CLASSIFICATION OF FLEET SERVICES MANAGER:

RESOLUTION NO. 89-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION (TMEO) RESOLUTION NO. 88-173

MOTION: Councilman Nakano moved to adopt Resolution No. 89-42. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17c. COUNCIL AWARD OF CONTRACT: For the Purchase and installation of:

- A. Thirteen (13) Civic Center "Road Viewing" Directional Signs.

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B. Cast Letters to Identify City Hall,
Personnel/Manpower, and Civic Center
Library Buildings.

Expenditure: \$27,668.70 including tax.

RECOMMENDATION:

It is the recommendation of the Civic Center Signage Team that Council authorize the award of a contract to:

1. Furnish and install ten (10) Civic Center directional architectural signs per the drawing (plus 3 spares),
2. Furnish and install cast bronze building identification letters as follows:
 - City Hall 12" letters
 - Personnel/Civil Service 8" letters
 - Civic Center Library 8" letters

to The National Visual Systems Company of Huntington Beach, California in the total amount of \$27,668.70 including tax.

It is further recommended that Council appropriate \$7,668.70 from the "unappropriated" reserves to cover this purchase.

This project can be completed within 90 days after authorization to proceed is given.

CITY MANAGER NOTE:

Increase in amount needed for signage program is due to the original amount budget [\$20,000] not meeting the proposed signage needs.

During the brief Council discussion which ensued on this agenda item, Councilman Applegate suggested that the City install a small directional sign indicating the location of the court house. City Manager Jackson indicated that his department will look into this possibility, noting that the County has recently implemented its own sign program.

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Councilman Applegate also recommended internal signage directing citizens to the Building and Safety Department.

MOTION: Councilman Applegate moved to concur with the recommendation of the Civic Center Signage Team. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

MOTION: Councilman Wirth moved to approve the appropriation as noted on Agenda Item 17c. This motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17d. SALE OF BONDS - SEISMIC REHABILITATION:

Finance Director Giordano reported that the bonds were sold this date under very favorable circumstances.

RESOLUTION NO. 89-43

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE PROVIDING FOR THE
ISSUANCE OF BONDS OF THE CITY OF TORRANCE
SEISMIC SAFETY ASSESSMENT DISTRICT NO. 88-1
IN THE AGGREGATE PRINCIPAL AMOUNT OF
\$679,325

MOTION: Councilman Nakano moved to adopt Resolution No. 89-43. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

RESOLUTION NO. 89-44

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE PROVIDING AN AGREEMENT
BETWEEN THE CITY AND STONE AND YOUNGBERG
TO BUY THE BONDS FOR SEISMIC SAFETY
ASSESSMENT DISTRICT 88-1 IN AN AMOUNT
NOT TO EXCEED \$725,000

MOTION: Councilman Nakano moved to adopt Resolution No. 89-44. This motion, seconded by Councilman Mock, carried unanimously by roll call vote.

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17e. AMENDMENT TO COUNCIL RULES OF ORDER:

RESOLUTION NO. 89-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE RULES OF ORDER FOR CITY COUNCIL MEETINGS, RESOLUTION 87-7, SECTION 2.5 a) TO EXPAND THE PROCEDURE FOR REFERRING ITEMS NOT APPEARING ON THE AGENDA TO STAFF FOR FUTURE ACTION AND SECTION 9.2 TO CLARIFY SELECTION OF COMMITTEE CHAIRMEN

MOTION: Councilman Nakano moved to adopt Resolution No. 89-45. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

17f. SCHEDULING OF BUDGET WORKSHOPS AND HEARINGS:

The Council discussed optional dates for budget workshops and public hearings to consider and review the City Manager's Proposed 1989-91 Budget. The following schedule was ultimately established.

BUDGET WORKSHOPS:

Monday	May 8, 1989	5:00 p.m.
Thursday	May 11, 1989	5:00 p.m.
Thursday	May 18, 1989	5:00 p.m.

PUBLIC HEARINGS:

Tuesday	May 23, 1989	5:30 p.m.
Tuesday	June 6, 1989	5:30 p.m.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3259:

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

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MOTION: Councilman Nakano moved to adopt Ordinance No. 3259 at its second and final reading. His motion was seconded by Councilwoman Hardison.

Prior to roll call vote on the motion, Ms. JoAnne Collier, 23809 Walnut Street, requested and received clarification regarding the regulations established by way of this ordinance and the appeal process open to citizens faced with penalties.

Ordinance No. 3259 was adopted at its second reading by way of the following roll call vote.

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

NOES: Councilman Walker.

20. CONSENT CALENDAR:

20a. COUNCIL AUTHORIZATION to Renew the Annual Contract to furnish Trophies for use in the Recreation Department's Sports Programs
REF: BID B87-4
ESTIMATED EXPENDITURE: \$21,281.36, including tax.

RECOMMENDATION:

The Purchasing Division is recommending that Council authorize the renewal of the City's annual trophy contract, (with pricing, terms and conditions based on Bid B87-4), with the LOS ALTOS TROPHY COMPANY of Los Alamitos in the anticipated amount of \$21,281.36, including tax.

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

* * *

At 11:36 p.m., the City Council convened in joint session with the Redevelopment Agency of the City of Torrance. At 11:40 p.m., the regular Council agenda order was resumed, the Council/Agency remaining in joint session for purposes of a joint executive session held later in the meeting - see Page 25.

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21. ADDENDUM MATTERS:

21a. HIRING CHEMIST FOR CHEMICAL BOARD MEETING:

RECOMMENDATION:

It is recommended that in the event it is found that this matter arose after the posting of the agenda, and the necessary vote is obtained, the Council adopt the resolution approving the contract and approving the amount of compensation.

A brief explanation of this agenda item was provided for the Council's edification by Building and Safety Director Grippo.

In response to an inquiry by Mayor Geissert, City Manager Jackson advised that the Code relative to hazardous materials will be reviewed and updated in the near future.

City Attorney Nelson requested that the Council make a finding that the subject of this agenda item arose subsequent to posting of the agenda and approve consideration of it tonight. Councilman Wirth SO MOVED. His motion was seconded by Councilman Mock, and roll call vote was unanimously favorable.

RESOLUTION NO. 89-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A CONTRACT FOR THE SERVICES OF NEAL R. LANGERMAN TO ACT AS CHAIRMAN OF THE CHEMICAL BOARD, AND FINDING THAT THE MATTER AROSE AFTER THE POSTING OF THE COUNCIL AGENDA OF MARCH 7, 1989

MOTION: Councilman Nakano moved to adopt Resolution No. 89-46. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. See Page 3.

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22b. Councilman Applegate requested improved pavement striping at the Torrance Boulevard/Acacia and Torrance Boulevard/Beech Street intersections, along with increased Police enforcement of the "Do Not Block Intersection" sign.

22c. Councilwoman Hardison requested information from appropriate City departments regarding needed sidewalk repairs near Hull School and the status of the Coral tree at the Southeast Torrance Library.

22d. Councilwoman Hardison requested information from the Planning Department regarding height considerations in the RR-3 and A-1 zones.

22e. Councilwoman Hardison referenced the unfortunate circumstances surrounding the Miss Torrance Pageant and stated that the current Miss Torrance is a pretty, delightful young lady.

22f. Councilman Mock requested that possible fee changes at the Torrance Airport be brought forward as a discussion paper. Finance Director Giordano indicated that her department will follow through.

22g. Councilman Nakano commented on the South Bay Cities Association discussion of the issue of registering on the same day as voting, and requested this be placed on the Council agenda in the near future so that the Council may take a position on the Bill in this regard currently before the Legislature.

22h. Mayor Geissert expressed her appreciation to Councilwoman Hardison for serving as Mayor Pro Tem during this last period. The Mayor noted that March 9 will begin Councilman Nakano's six-month term as Mayor Pro Tem.

23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

NOTE: The first executive session for this meeting was held at the inception of the meeting [see Pages 1 and 2].

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The City Council/Redevelopment Agency having remained in joint session [see Page 22] Mayor/Chairwoman Geissert read the following statement into the record.

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

Current litigation entitled City of Redondo Beach vs. City of Torrance, Los Angeles Superior Court Case No. SWC 94037;

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

Potential litigation with Mobil Oil Corporation concerning the Torrance Refinery; and

Acting as the Redevelopment Agency Board, the Council will confer with Agency Counsel regarding current condemnation litigation entitled Redevelopment Agency of the City of Torrance vs. Jon Key, et al., Los Angeles Superior Court Case No. C 544894.

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

At 11:55 p.m., the City Council/Redevelopment Agency recessed to joint executive session for the above stated purposes, returning at 12:37 a.m. [Wednesday, March 8].

City Attorney Nelson requested that the City Council concur in the recommendations of the City Attorney in the case of the City of Redondo Beach vs. City of Torrance, Los Angeles Superior Court Case No. SWC 94037. Councilman Applegate SO MOVED. His motion was seconded by Councilman Nakano, and roll call vote was unanimously favorable.

Redevelopment Agency Counsel Nelson requested that the Redevelopment Agency concur in the recommendations of Agency Counsel in the case of Redevelopment Agency of the City of Torrance vs. Jon Key, et al., Los Angeles Superior Court Case No. C 544894. Councilman Applegate SO MOVED. This motion, seconded by Councilman Nakano, carried unanimously by roll call vote.

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24. ADJOURNMENT:

At 12:40 a.m., this meeting of the City Council/Redevelopment Agency of the City of Torrance was formally adjourned to Tuesday, March 21, 1989, 5:30 p.m. [March 14, having been declared a dark night].

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Mayor of the City of Torrance



Clerk of the City of Torrance