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## Torrance City Council - March 21, 1989


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* * *

Marlene Lewis
Minute Secretary

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March 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 at 5:42 p.m. on Tuesday, March 21, 1989, in the Council Chambers at Torrance City Hall, 3031 Torrance Boulevard.

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 department representatives.

3. FLAG SALUTE/INVOCATION:

Mrs. Irene Griffith led in the salute to the Flag.

The invocation was provided by Pastor Susan Scott of Christ the King Lutheran Church.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of February 14, 1989, as recorded. 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 Council-

member 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, seconded by Councilman Mock, moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion carried by unanimous roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS:

City Manager Jackson advised of the postponement of Item No. 8A (presentation by Lawndale Mayor Sarann Kruse).

7. COUNCIL COMMITTEE MEETINGS:

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

8. COMMUNITY MATTERS:

8a. Postponed; see above.

8b. PRESENTATION OF RETIREMENT PLAQUE TO IRENE LUCHFIELD INTERMEDIATE LIBRARY CLERK:

Mayor Geissert presented Irene Luchfield, Intermediate Library Clerk, with a retirement plaque in recognition of her years of dedicated service to the City. Ms. Luchfield accepted this honor with expressed gratitude.

8c. PROCLAMATION NAMING THE TORRANCE SONGSTERS OF THE SALVATION ARMY AS MUSICAL AMBASSADORS:

The Torrance Songsters of the Salvation Army were proclaimed as musical ambassadors by Mayor Geissert. The Mayor wished them well on their impending tour of Great Britain and the Netherlands where they will act as good will ambassadors for the City of Torrance.

Captain Tedd Lowcock of the Torrance Corps of the Salvation Army was present to accept the proclamation.

8d. PRIVATE INDUSTRY COUNCIL APPOINTMENTS:

Councilwoman Hardison, the City's representative on the Carson/Lomita/Torrance Private Industry Council Policy Board, related the Board's recommendation that the Council confirm and officially swear in Keith R. Welker, Personnel Administrator, Hughes Aircraft Company, and Peter Barrera, Business Representative, Pipefitter and Welders Local Union No. 250, as members of the Carson/Lomita/Torrance PIC representing the City of Torrance.

MOTION: Councilman Nakano moved to concur with the recommendation of the PIC Policy Board. His motion, seconded by Councilman Applegate, carried by unanimous roll call vote.

City Clerk Bramhall administered the oath of office to these new appointees, whereupon congratulations was extended by the Mayor.

8e. REQUEST FOR WAIVER OF FEES/COSTS - DOWNTOWN FRIENDSHIP FESTIVAL:

Recommendation:

The City Manager recommends that Your Honorable Body waive the cost of City fees and services associated with this year's Friendship Festival except for the estimated Building and Safety Department fees of $200.

MOTION: Councilman Applegate moved to concur with the staff recommendation on Item 8e. The motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. ACCEPTANCE OF DONATION FROM TOYOTA CORPORATION:

Recommendation:

The Park and Recreation Commission and the Parks and Recreation Director recommend that the City Council accept the donation of $3,700 from Toyota Motor Sales, USA, Inc. for sponsorship of "The Fabulous Coasters," and transmit a letter of appreciation.

It is also recommended that the money be appropriated for the Fourth of July account to cover the entire cost of this concert.

MOTION: Councilman Wirth moved to concur with the staff recommendation on Item 9a. Councilman Mock seconded the motion and roll call vote was unanimously favorable.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. ENCROACHMENT AGREEMENT - 614 PASEO DE LA PLAYA:

At the Mayor's request, City Clerk Bramhall read number and title to:

RESOLUTION NO. 89-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED (date not provided) 1989, BETWEEN THE CITY OF TORRANCE AND JOHN T. FLETCHER PERMITTING THE ENCROACHMENT IN THE PUBLIC RIGHT-OF-WAY AT 614 PASEO DE LA PLAYA WITH A CONCRETE BLOCK WALL

MOTION: Councilman Nakano moved to adopt Resolution No. 89-47. The motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

10b. VACATION OF WATER AND SANITARY SEWER LINE EASEMENTS NORTH OF 213TH STREET AND WEST OF WESTERN AVENUE:

Number and title to the following resolution were read by the City Clerk:

RESOLUTION NO. 89-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE SUMMARY VACATION OF A FIVE-FOOT WIDE WATER LINE EASEMENT AND A TEN-FOOT WIDE SANITARY SEWER LINE EASEMENT, LOCATED NORTH OF 213TH STREET, WEST OF WESTERN AVENUE

MOTION: Councilman Nakano moved for the adoption of Resolution No. 89-48. Seconded by Councilwoman Hardison, the motion was approved by unanimous roll call vote.

10c. VACATION OF BORDER AVENUE AT THE NORTHEAST CORNER OF CARSON STREET:

City Clerk Bramhall read number and title to:

RESOLUTION NO. 89-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF BORDER AVENUE AT THE NORTHEAST CORNER OF CARSON STREET

MOTION: There was a motion by Councilman Nakano for adoption of Resolution No. 89-49. This motion was seconded by Councilman Mock and carried by unanimous roll call vote.

10d. LINE NO. 8 OPERATING AGREEMENT WITH THE SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT:

At the Mayor's request, City Clerk Bramhall assigned a number and read title to:

RESOLUTION NO. 89-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT SETTING CERTAIN TERMS AND CONDITIONS FOR THE EXTENSION OF TORRANCE TRANSIT LINE NO. 8

MOTION: Councilman Nakano moved to adopt Resolution No. 89-50. The motion was seconded by Councilman Mock. (This motion was later approved by unanimous roll call vote; see page 6.)

Providing an update relative to the feasibility of establishing a park-and-ride facility at the Palos Verdes landfill site (Item 3, page 3 of agenda material) at Councilman Nakano's request, Transportation Administrator Ray Schmidt reported that the Los Angeles County Sanitation Districts referred the proposal to the County Board of Supervisors for consideration.

Mayor Geissert reported on the response to this concept at a recent Sanitation Districts' board meeting and noted the Districts' feeling that they have a commitment to relinquish this area to the County for recreational purposes at the end of its life as a landfill.

It was the Mayor's feeling there still might be some place on the landfill site for joint use parking to accommodate both commuters and those using future recreational facilities. She recommended the City continue to pursue this location while looking at alternative sites.

For the benefit of Councilwoman Hardison, Transit Manager Schmidt reported on the boarding restrictions employed on Line 8 in the Southern California Rapid Transit District service area, which he did not feel would be detrimental. Mayor Geissert suggested some issues might be negotiable in the future if SCRTD is able to see that their "ridership" will not be impacted by the Line 8 extension.

The motion to adopt the resolution carried by unanimous roll call vote.

11. POLICE AND FIRE MATTERS:

11a. CITY TOWING SERVICES CONTRACT:

Mayor Geissert requested the City Clerk to read number and title to:

RESOLUTION NO. 89-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONTRACTING FOR NEEDED "CITY INITIATED" TOWING AND VEHICLE STORAGE SERVICES AND SETTING THE RATES FOR THOSE SERVICES. RATES ARE TO BE JUSTIFIED BASED ON BASE RATES PREVIOUSLY BID TO THE CITY IN BID #B87-83

MOTION: Councilman Nakano moved to adopt Resolution No. 89-51. The motion was seconded by Councilman Applegate.

Councilman Mock advised that this resolution is in keeping with recommendations made by the Public Safety Committee of the City Council as set forth in supplementary agenda material on Item 11A (of record).

Roll call vote on the motion was unanimously favorable.

11b. CONSULTANT REVIEW OF RISK MANAGEMENT AND PREVENTION PROGRAM (RMPP) FOR HYDROFLUORIC ACID, MOBIL OIL REFINERY:

Recommendation:

It is the recommendation of the Fire Chief that the City Council appropriate $83,250 from the 1987/88 carry-over and authorize the Mayor to execute a contract with the NUS Corporation, subject to approval by the City Attorney, for a review of the Mobil Oil Refinery RMPP for hydrofluoric acid, in an amount not to exceed $83,250.

Background information (per agenda material of record) was provided by Fire Chief Adams.

Responding to inquiries, Chief Adams advised Councilwoman Hardison that there would be ongoing review by Fire Department staff during the consultant's analysis of the RMPP.

For the benefit of Councilman Walker, Chief Adams verified that all information used in the Hazards and Operability Study and Consequence Analysis must be made accessible to the Administering Agency (Fire Department) pursuant to Chapter 6.95 of the Health and Safety Code.

It was Councilman Walker's opinion that the report received from Mobil Oil did not address concerns of the City, such as, earthquake information and a "worse-case" scenario. If the contract with NUS Corporation would allow the City to obtain such information and move forward, he felt it would be a step in the right direction.

Agreeing with Councilman Walker, Mayor Geissert suggested the issue of confidentiality of material, which arose in connection with the RMPP process, could be addressed in the City's Declaratory Relief action. City Attorney Nelson related his intent to embark upon a very broad discovery approach once all documents have been filed in connection with said action.

Councilwoman Hardison said she considered the review of Mobil's submittal by a qualified consultant an important next step in obtaining material in a systematic manner.

Members of the audience were invited to speak.

Mary Perry, 1414 Cravens Avenue, suggested the refinery be required to have a warning siren to notify people of the need to evacuate.

Fire Chief Adams explained that sirens are not a good method of emergency notification because they do not identify the location of a problem and may send people into a hazardous area by mistake.

Observing that most homes are wired for telephone service, Councilman Applegate suggested future investigation of telephone methodology, such as, the possibility of "a reverse 911" to notify residents of emergencies.

City Manager Jackson listed cable television, radio and commercial television as means by which the public can be notified in an emergency.

Following discussion, City Clerk Bramhall read number and title to:

REVISED

RESOLUTION NO. 89-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE NUS CORPORATION FOR THE TECHNICAL REVIEW OF THE MOBIL OIL REFINERY RISK MANAGEMENT AND PREVENTION PROGRAM IN AN AMOUNT NOT TO EXCEED $83,250.

MOTION: Councilman Nakano, seconded by Councilwoman Hardison, moved to adopt Resolution No. 89-52 as set forth in supplementary material (of record). The motion carried by unanimous roll call vote.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS;

13a. 1989 AIR QUALITY MANAGEMENT PLAN AND STRATEGIES:

City Clerk Bramhall announced:

RESOLUTION NO. 89-53

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SUPPORTING THE GOALS OF THE MARCH EDITION OF THE 1989 AIR QUALITY MANAGEMENT PLAN AND RESERVING THE OPTION TO ADOPT LOCAL GOVERNMENT STRATEGIES AND MEASURES VIABLE FOR IMPLEMENTATION

MOTION: Councilman Nakano moved to adopt Resolution No. 89-53. His motion was seconded by Councilman Wirth. (This motion was unanimously approved following discussion; see below.)

Environmental Quality Administrator McElroy provided information (per supplementary agenda material on Item 13a of record) in connection with the adoption of the Draft March 1989 edition of the Air Quality Management Plan by the Air Quality Management District (AQMD) and the Southern California Association of Governments (S.C.A.G.) Executive Committee on March 17, 1989.

Noting the complexity of the plan and the importance of having the cooperation of residents in order for this plan to work, Councilwoman Hardison stressed the need to keep people informed, as much as possible, as to what is proposed.

Given the issue of air pollution and related problems, Councilman Wirth felt there was a need to "aim high, set strong goals," and then be flexible if necessary. He applauded the district staff for taking this approach. It was this Councilman's opinion the City would be able to establish control measures to meet these goals.

Mayor Geissert emphasized that the goal of the plan is to meet existing mandates for air quality standards; that all of the control measures would not have to be implemented at the same time; and that there would be continued discussions, adaptations and tradeoffs.

Agreeing with Councilwoman Hardison that the community should be involved in this process during the formulation stages, Mayor Geissert suggested the use of cable television for panel discussions involving an explanation of the plan and options and tradeoffs available to local government, possibly followed up by town hall meetings.

Roll call on the motion to adopt Resolution No. 89-53 was unanimously favorable.

14. PERSONNEL MATTERS:

14a. PROPOSED ORDINANCE AMENDING TORRANCE MUNICIPAL CODE SECTION 14.47.9(a) TO DELETE THE REQUIREMENT THAT THE CIVIL SERVICE COMMISSION HEAR DISCIPLINARY MATTERS AT A PUBLIC MEETING:

At the Mayor's request, City Clerk Bramhall read number and title to:

EMERGENCY ORDINANCE

ORDINANCE NO. 3260

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 14.47.9 (a) OF THE TORRANCE MUNICIPAL CODE RELATING TO CIVIL SERVICE REVIEW OF DISCIPLINARY MATTERS, AND DECLARING THE PRESENCE OF AN EMERGENCY

MOTION: Councilman Nakano moved to adopt emergency Ordinance No. 3260 at its first and only reading. Councilman Walker seconded the motion. (This motion was later amended and approved; see page 12).

Providing background information (per agenda material of record), Civil Service Administrator Ghio explained the recommendation to delete the word "public" from the Code where it currently requires a public hearing in a disciplinary case before the Civil Service Commission. This amendment, he said, would bring the City's Code into compliance with state law, which provides that disciplinary hearings may be either open to the public, or closed by a decision of the hearing body, but subject at all times to a demand by the employee for an open hearing.

Drawing from his own past experience, Mr. Ghio advised Mayor Geissert that agencies generally do provide for a closed hearing when one is requested by an employee.

During discussion, Councilmen Mock and Applegate requested and received clarification from the City Attorney relative to the effect of this amendment on the pending appeals of three police officers involved in the same incident, one of whom had requested a closed hearing resulting in the initiation of this ordinance.

Objecting to the deletion of the word "public" because he felt the presumption that hearings are public would also be eliminated, Councilman Mock preferred there be a presumption that there would be a public hearing with a notice to show cause why it should be closed on a case-by-case basis.

Councilman Applegate felt the proposed change should be considered as it would apply to all of the employees of the City and not just this one case. It was his expressed opinion that if there was a problem, an employee should be allowed to put it behind him as quickly and quietly as possible.

Rather than eliminating the word "public," Mayor Geissert suggested the addition of a specific clause after the word "hearing," stating that the hearing will be open except upon the request of the affected employee for a closed hearing.

Agreeing the ordinance should apply to all employees, Councilman Walker said it was his feeling an individual should be able to ask for a closed hearing without having to show cause, and he argued that this would basically be accomplished by the proposed ordinance.

In accord with the idea that an employee should have the right to a closed hearing, if desired, Councilman Wirth said he, too, was concerned about the wording of the ordinance.

Councilman Mock stressed that he wanted the presumption that there would be a public hearing unless the Commission or the employee requested a closed hearing and asked that this be spelled out.

It was Councilman Applegate's desire the language reflect that the decision would be made unilaterally by the affected employee. He had no objection to a presumption that the hearing would be open.

The entire Council agreed to City Attorney Nelson's suggestion that a sentence be added to Torrance Municipal Code Section 14.47.9 (a) at the end of Section 1 of the ordinance to read:

> Upon a written request filed by an employee who has been disciplined under this Article, the Civil Service Commission shall set a date for and hold a [DELETE: "public"] hearing, at which time it shall hear evidence for and against the requesting party. [ADD] <u>"Hearings shall be open and public unless requested to be closed by the employee."</u>

AMENDED MOTION: Councilman Nakano amended his motion (for the adoption of emergency Ordinance No. 3260, at its first and only reading), to add the above noted modification to Section 1. Councilman Walker accepted the amendment as the seconder of the motion, and roll call vote was unanimously favorable.

15. HEARINGS:

15a. 1911 ACT ASSESSMENT DISTRICT 89-1 - STREET IMPROVEMENTS ON GREVILLEA AVENUE BETWEEN 182ND AND 186TH STREETS:

Mayor Geissert announced that this was the time and the place for a public hearing concerning 1911 Act Assessment District 89-1 for the construction of street improvements on Grevillea Avenue between 182nd and 186th Streets.

City Engineer Burtt introduced Senior Division Engineer Dick Perkins and Associate Civil Engineer Bruce Bornemann.

Mr. Bornemann provided the staff presentation on this item (per written material of record) noting that proper notice of this hearing was posted and mailed to each property owner (pursuant to state guidelines) and no protests were received.

During his presentation the Associate Engineer set forth the Engineering Department's recommendation that $317,000 in Gas Tax Funds be appropriated for the construction of the street improvements and the paving on Grevillea Avenue, and that the City Engineer be directed (by resolution) to proceed with the assessment district.

Mayor Geissert invited questions from the audience.

Mr. Gary Tryk, a 20-year resident at 18324 Grevillea, favored curbs to improve drainage, but opposed sidewalks as unnecessary to the safety of pedestrians on that street, considering same to be an encroachment upon front yard area.

That proposed curbs and sidewalks would be installed entirely within the public right-of-way was clarified by Senior Division Engineer Perkins, who said the only encroachment on private property would be where the existing driveways or walkways must be modified in order to maintain access to the property.

The owner of rental property at 18405 Grevillea, Mr. Carlisle, suggested the six feet of curb proposed between his two driveways would be a nuisance and stated his desire to fill in this area for additional parking.

Senior Division Engineer Perkins said there is flexibility within the design to allow for modification of improvements. It was stressed by Mr. Perkins that this would be a very "public" process and residents would be notified of the action taken and would be invited to come into the City to go over plans.

Mr. Frank Jedziniak, owner of property at 18421 and 18423 Grevillea, extended his full support for the project, encouraging the implementation of full improvements of sidewalks, gutters and trees, which he felt would improve the aesthetics as well as the safety of the area.

While at the podium, Mr. Jedziniak mentioned the "wrecking yard" appearance on the street because of parked vehicles. Clarification was provided by Senior Division Engineer Perkins regarding parking restrictions and the paving of front yards for parking purposes.

Next to approach the Council was Mr. Russell Akers, 4521 West 186th Street, who inquired about the extension of the sidewalk onto 186th Street and reconciliation of the grade differential.

Senior Division Engineer Perkins addressed Mr. Akers' concerns and informed this resident that he would be contacted regarding voluntary participation in this program.

The owner of property located at 18333 and 18403 Grevillea, Mr. Joe Boyd, stated his full support of the proposal. It was Mr. Boyd's expressed desire to see this project "well under way" before school lets out and he inquired about the possibility of waiving the 60-day waiting period.

The waiver procedure was outlined by City Engineer Burtt. Noting that the bid process would move forward during the 60-day waiting period, Senior Division Engineer Perkins said the waiver process, if achieved, would only make a difference of approximately 30-days. He verified that it would not be possible to complete the work before summer vacation.

Mrs. Steinke, 18523 Grevillea, spoke in favor of the project as a means to uplift property values and improve the safety of the street for children.

Mr. William Li, the owner of property at 18404 and 18402 Grevillea, also supported the improvements proposed.

There being no one else present who wished to speak, Councilman Applegate, seconded by Councilman Walker, moved to close the public hearing. Roll call vote on the motion was unanimously favorable.

MOTION: Councilman Wirth, seconded by Councilwoman Hardison, moved for the appropriation. (This motion was later withdrawn; see below.)

Mayor Geissert requested and received confirmation from City Engineer Burtt that notices were mailed and posted and that no written protests were received.

Councilman Wirth withdrew his motion, Councilwoman Hardison her second.

MOTION: Councilman Applegate moved to approve the district, as submitted. Councilman Walker seconded the motion, which carried by unanimous roll call vote.

City Clerk Bramhall read number and title to:

RESOLUTION NO. 89-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTY ON GREVILLEA AVENUE BETWEEN 186TH AND 182ND STREETS, PER THE ATTACHED SKETCHES, ENTITLED (CHAPTER 27, 1911 ACT 89-1) TO CONSTRUCT CERTAIN STREET IMPROVEMENTS.

MOTION: Councilman Nakano moved to adopt Resolution No. 89-54. The motion was seconded by Councilwoman Hardison and carried by unanimous roll call vote.

MOTION: Councilman Wirth, seconded by Councilman Mock, moved for the appropriation ($317,000 in Gas Tax Funds). Roll call vote was unanimously favorable.

* * *

Mayor Geissert called for a recess at 7:24 p.m. The Council reconvened at 7:53 p.m. to continue in regular agenda order.

* * *

15b. CUP 88-74, PCR 88-10, D 88-49: C.B.B. ARCHITECTS (WALLACE POLLOCK):

Mayor Geissert announced that this was the time and the place for Council consideration of an Appeal of a Planning Commission Approval of a Conditional Use Permit, Planning Commission Review and Division of Lot to Allow the Construction of a two-unit residential condominium in the Small Lot Low-Medium Overlay District in the R-2 Zone at 1744 Andreo Avenue: CUP 88-74, PCR 88-10, D 88-49: C.B.B. Architects (Wallace Pollock).

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

A brief presentation was provided by Principal Planner Gibson, who pointed out that the background information on agenda Item 15c was the same as for 15b and would not be repeated.

During his presentation, Mr. Gibson noted the Planning Commission's approval of the proposal and related the Planning staff's recommendation for approval of the project (denial of the appeal).

Responding to inquiries by Councilwoman Hardison, Principal Planner Gibson presented a brief history of condominium and rental unit projects in the subject area.

Invited to speak, Proponent Wallace Pollock, 1960 Del Amo Boulevard, said the project was designed in accordance with staff recommendations and planning ordinances adopted by the Council. Responding to questions by Councilwoman Hardison, Mr. Pollock compared R-2 development on 40- and 50-foot wide lots and commented on the R-1 appearance of the project.

Members of the audience were invited to speak.

Her main concern being density and related problems, Ms. Donalee Price, 1732 Andreo, read aloud and submitted for the record a letter (dated February 3, 1989) opposing the project and the building out of old Downtown Torrance. Attached to this correspondence was a petition signed by residents of Andreo Avenue requesting a moratorium on development and demolitions in the neighborhood pending the preparation of a feasibility study on down-zoning the area to R-1 and/or establishing a historical district.

Opposed to the project, Mr. Frank Howe, 1743 Andreo Avenue (directly across the street from the site), objected to the appearance of the structure, the requested curb cut and the deteriorating state of the property pending development.

Speaking in support of this project, and projects comparable to it that have the appearance of R-1 development, Charlie Tibbetts (owner of two units), 2020 Gramercy Avenue, commented on the unsatisfactory condition of certain properties in his neighborhood.

At the podium three times to speak in opposition to the project and to urge the Council to uphold the ordinance, Mr. William Alford, 1911 Andreo Avenue, stated in part:

- That due to the lateness of the hour, people who would have spoken against this proposal at the Planning Commission meeting had to leave before the item came forward.

- That there are discrepancies in the petition in favor of the project.

- That there are existing problems in the area related to parked cars, narrow streets, and small garages.

- That he is concerned about limiting access to the alley.

- That he disagrees with other speakers regarding the condition of certain property in the area.

- That the neighborhood is opposed to two 2-story units -- two separate units with a 2-story back structure would be acceptable.

- That residents should be allowed to make curb cuts if one is allowed for this project.

Opposed to the one-structure design and front setback, and anticipating an impact to his privacy, Mr. Marvin Miller, spoke against the project, anticipating that it would impact his privacy. This speaker was referred to the Engineering Department for answers to his questions regarding the street widening.

Noting the poor condition of some properties in the project area, Ms. Sherry Christian, 1753 Andreo Avenue, favored no change in zoning and new construction. Ms. Christian shared research

information she obtained on the subject of slow growth and maintained that development would not be a detriment to the neighborhood.

Privacy and deteoriating structures were of concern to Ms. Sandra Tibbetts, 2020 Gramercy, who, although she preferred "two on a lot," did not oppose the project because it would be, "something clean, nice and safe," next to her.

As no one else expressed a desire to speak, Councilman Applegate, seconded by Councilman Walker, moved to close the public hearing. Roll call vote was unanimously favorable.

Recalling the objectives in implementing the Small Lot Low-Medium Overlay District (January 1987), Councilwoman Hardison questioned what value the district would have if there is no enforcement and the construction of two-unit condominiums continues. She suggested the possible need for remedial legislation if it is found the overlay is no longer working.

Councilman Mock said he appealed this project on behalf of Ms. Price, who had concerns about the compatibility and the integrity of the neighborhood. Upon review and consideration of the project, Mr. Mock said he felt the project was too big and the builder needed to go back and work with the neighborhood in an effort to preserve the nature and quality of the area.

Agreeing that this project is not compatible with the original design, Councilman Walker suggested the Council consider housing needs for the future. Of the opinion that the second story setback was just enough to give the structure the proper appearance from the street and that the idea of condominium ownership, rather than renters, was very desirable, Mr. Walker also pointed out that the zoning was correct and said he would be voting in favor of this development. Should this project be denied, he expressed his hope that the builder would return with a somewhat "down-sized" design.

Mayor Geissert felt that the only problem with this project was that there was too much of it on too small of a lot and she therefore could not support it. A reasonable profit could still be made, in her opinion, within the limits of reasonableness to maintain the neighborhood.

Pointing out the fact that a curb cut, possibly representing one parking space, could potentially take four cars off the street -- two in the garage and two on the driveway -- and strengthen parking in the neighborhood, Councilman Applegate suggested this would be an atrocious-looking project with no curb

cut and parking off the rear. This speaker noted that everyone who spoke seemed to be desirous of change with regard to the existing property. He was hopeful that, if the project were to be denied, it would be done without prejudice and that the proponent would be given definite direction as to needed modifications.

It was Councilman Nakano's observation from driving through the area that the project would be too large for the lot size and that a two-story condominium would completely change the character of the neighborhood. This speaker said he was not be in favor of the proposal before him.

MOTION: Councilman Applegate moved to reopen the public hearing to allow the proponent to address the Council. The motion was seconded by Councilman Walker and approved by unanimous roll call vote.

In response to comments by earlier speakers, Architect Wallace A. Pollock, 1960 Del Amo Boulevard, clarified that the petition in favor of his project contained 18 addresses on Andreo.

Expressing his frustration with trying to design a project within the R-2 guidelines, Mr. Pollock maintained that the lot size dictates a two-story structure, whether it is R-2 units or R-2 condominiums, and that a developer would be forced to have a curb cut because of the parking situation. Everything remodeled is going two-story, the applicant submitted, because the lots are too small.

Members of staff and Council provided clarification regarding the standards of the overlay district for Mr. Pollock's benefit.

MOTION: There was a motion by Councilman Applegate to close the public hearing. The motion was seconded by Councilwoman Hardison and carried by unanimous roll call vote.

Councilwoman Hardison said she was not opposed to two units at this location, but favored the illusion of R-1 development and felt a reduction of the second floor of the front unit would be desirable. This speaker described the features of a condominium on Gramercy (.70 FAR, including garage; two separate units, back unit smaller than the front unit) as being more in keeping with the neighborhood,in her opinion. It was Ms. Hardison's opinion the connected units would not preserve the R-1 appearance of the area, and the proposed FAR would be over-building on these small lots.

MOTION: Councilwoman Hardison moved to deny the appeal and deny the project, without prejudice. The motion, seconded by Councilman Mock, carried by majority roll call vote as reflected below:

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

NOES: Councilman Walker (for reasons stated).

15c. CUP 88-3, PCR 88-7, D 88-48: MIKE BALAS (WALLACE POLLOCK):

Mayor Geissert announced that this was the time and the place for City Council consideration of an Appeal of a Planning Commission approval of a Conditional Use Permit, Planning Commission Review and Division of Lot to allow the construction of a two-unit residential condominium in the Small Lot Low-Medium Overlay District in the R-2 zone at 1811 Andreo Avenue, CUP 88-73, PCR 88-7, D 88-48: Mike Balas (Wallace Pollock).

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

Principal Planner Gibson described this project to be exactly the same as the project in Item 15b and provided background information. It was noted by Mr. Gibson that the project was approved by the Planning Commission and that Planning staff recommended approval of the project (denial of the appeal).

Invited to speak, the architect for the project, Mr. Wallace Pollock, 1960 Del Amo Boulevard, indicated he would be willing to reduce the floor area ratio (FAR) to .5 to obtain approval of the two projects (Items 15b and 15c). With 900 square feet of garage space required and the FAR on these small lots, Mr. Pollock observed that he would be left with units of 1,500 square feet.

Councilman Applegate suggested identifying the problems in order to streamline the return process as much as possible.

Councilman Mock said he was looking for a project that would be compatible with the neighborhood, that looks like R-1 in front, possibly with a separate unit in back. It was indicated by this speaker that a proposal in excess of the FAR might be acceptable if other criteria were met.

Members of the audience were invited to speak.

Ms. Donalee Price, 1731 Andreo Avenue, went on record in strong opposition to the project, reading aloud her letter of protest dated February 3, 1989, with attached petition (both documents of record; see first reference, page 15).

Agreeing with the comments by Ms. Price, Mr. Timothy Carroll, 1819 1/2 Andreo Avenue, expressed his hope that the Council would keep in mind the age and uniqueness of the neighborhood in making its decision.

Preferring two separate units, Mr. Marvin Miller, 1815 Andreo Avenue, remarked that the proponent did not work with the neighborhood to design a suitable project as did the developer of units located at 1803 Gramercy.

Asked by the Mayor, the architect said he had no problem with the suggestion for working with the neighbors. He mentioned that 64 people signed a petition in favor of the project.

It was Mr. Miller's contention that some of the petitioners did not live in the project area and that others did not realize the type of building proposed.

Mr. Fred Carlson, 1731 Elm Avenue, the owner of property located at 2032 Andreo, described adjacent, permitted developments and expressed his concern that he would be prohibited from developing his property in the future. Clarification regarding existing structures was provided by Councilwoman Hardison.

Opposed to a two-story structure, Mr. William Alford, 1911 Andreo, emphasized his desire for a design that would be compatible with the neighborhood and stated his opinion that residents are not opposed to demolition of the existing structures.

Councilman Walker moved to close the public hearing. There was a second to his motion by Councilwoman Hardison, and roll call vote was unanimously favorable.

<u>MOTION</u>: Councilwoman Hardison moved for denial of the appeal and denial of the project, without prejudice, citing the same concerns she voiced on Item 15b (see page 19). Councilman Mock seconded the motion, and roll call vote resulted in majority approval as noted:

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

NOES: Councilman Walker (for reasons stated in Item 15b).

Councilman Wirth emphasized that Mr. Pollock would have to please the people who live in the neighborhood in order to get his vote on a project.

For a more acceptable proposal, Mayor Geissert recommended the proponent look at some of the projects discussed and lower the density and profile of his structure. The Mayor said she personally did not feel a large unit with a balcony overlooking an alley would be desirable.

Councilwoman Hardison said she was looking for two units with a FAR of .5, not including the garage; that she was not opposed to a condominium; and that she was not opposed to a curb cut in this instance.

* * *

Chairwoman Geissert called a brief recess at 9:37 p.m. The Council reconvened at 9:47 p.m., and continued in regular agenda order.

* * *

15d. <u>ZC 88-6 (EA 88-33): CITY OF TORRANCE</u>:

Mayor Geissert announced that this was the time and the place for City Council consideration of a petition for a zone change from R-3 (Limited Multi-Family Residential) to R-2 (Two-Family Residential) of properties located south of Sierra Street to the alley north of Torrance Boulevard between the alley east of Madrid to Arlington Avenue and of properties from the alley south of Maricopa Street to Sierra Street between Cota Avenue and the alley west of Arlington Avenue, ZC 88-6, (EA 88-33): CITY OF TORRANCE.

Supplementary information of record was noted by Principal Planner Pryor, who, with the aid of slides and transparencies, provided a brief history of the events leading up to this Zone Change request. During her presentation, Ms. Prior related the Planning staff's recommendation for rezoning those blocks with a higher percentage of single family homes (from R-3 to R-2).

Councilmembers Wirth and Hardison requested and received clarification regarding the status of certain projects in the subject area. Ms. Pryor explained that staff resists "hunt and seek" zoning, that is, splitting the zone on one block where some portions have been developed and others have not.

Members of the audience were invited to speak to the issue.

Present to support the zone change as a means to preserve their neighborhood and quality of life were:

| | | |
|---|---|---|
| Mr. Doug Mc Lellen | - | 1104 Cota Avenue |
| Ms. Pat Heath | - | 912 Cota Avenue |
| Mr. Norman Braly | - | 1008 Amapola Avenue |
| Ms. Norma Lovera | - | 1015 Arlington Avenue |
| Ms. Dena Mouzakis | - | 1023 Amapola Avenue |
| Ms. Lauri Wheeler | - | 1015 Amapola Avenue |
| Mr. Kim Hornbeck | - | 1016 Amapola Avenue |
| Ms. Donna Braly | - | 1008 Amapola Avenue (suggested public hearings before demolition) |
| Mr. Mike Wheeler | - | 1015 Amapola Avenue |
| Ms. Ora Baker and her sister (name inaudible) | - | 1606 W. 249th Street Harbor City (on behalf of Mr. and Mrs. Buffalo 1019 Amapola Avenue, their parents) |
| Ms. Mary Comon | - | 1011 Amapola Avenue (submitted four petitions for the record) |

Also speaking in favor of the change to R-2 zoning, Mr. Edward Aronson, 1024 Amapola Avenue, read aloud his typewritten statement (dated March 21, 1989, of record).

Those speaking in favor of the proposed zone change acknowledged that they were aware the rezoning to R-2 would likely result in a reduction in property values.

Speaking in opposition to the proposal, Mr. Jerry Musick, 1011 Cota Avenue, also the owner of units at 1008 and 1008 1/2 Cota Avenue, expressed the following points:

- Houses adjacent to his property that were demolished in order to build new units were in unsatisfactory condition.

- If the property is down zoned, it will be costly for those people who purchased R-3 property for development purposes.

- Existing R-3 units could not be rebuilt to the same density in the event of a catastrophe.

- There is a need for new housing for industry moving into the City.

Clarification was provided by City Attorney Nelson regarding the status of R-3 properties were the zone change to be approved. Principal Planner Pryor verified that, by ordinance, homes could be reconstructed in the event of a natural disaster.

Surrounded by multi-unit developments, Mr. Bill La Brie, 1019 Portola Avenue, asked that his block and Cota Avenue, where R-3 development is already established, be allowed to remain R-3.

The following people spoke in opposition to the zone change, recounting the concerns set forth by Mr. Musick and Mr. La Brie:

| | | |
|---|---|---|
| Mr. Mark Scheidemantel | - | 1019 Cota Avenue |
| Mr. Michael Crowley | - | 1020 Portola Avenue |
| Mr. Gene Newberry | - | 1027 Portola Avenue |
| Mr. Fred Weirs | - | 17 Quarter Horse Lane Rolling Hills Estates |
| Mr. George Folia | - | 4121 Mesa Street (owner 1023 Portola Avenue) |
| Mr. Reid Schidemantel | - | 5422 Calle Mayor (owner 1019 and 1019 1/2 Cota) |
| Mr. Bob Good | - | 803 Amapola Avenue (for street widening) |

Addressing the subject of down zoning and its effect on property value, Ms. Sherry Christian, 1753 Andreo Avenue, read aloud excerpts of articles from Southcoast Business Magazine and the Daily Breeze to demonstrate that there is a down side to the slow growth movement.

Spot zoning by lot size to allow R-3 development on larger lots was suggested by Ms. Christian; however, she recommended the Council not allow smaller lots to be combined for this purpose.

Councilman Walker suggested the value between three small units and two larger units in the subject area would be similar if not the same. It seemed to him it would be a betterment for the community to have two larger condominium units compared to three small rental units that might be shared.

Councilman Walker moved to close the public hearing. The motion was seconded by Councilwoman Hardison and carried by unanimous roll call vote.

Individual Councilmembers addressed the proposal, with staff providing clarification as needed.

Looking at the City as it should appear 20 years from now, Councilman Walker said he did not think he wanted to see it built out as R-3. Realistically, Mr. Walker felt people who purchased property to build would do well with an R-2 development of greater size. He therefore supported the zone change to R-2.

Councilman Wirth felt there were "mixed signals" from people on some of the streets in question. He agreed with Councilman Walker that any loss in property value from the downzoning would likely be negligible. If the zone were to be changed to R-2, Mr. Wirth suggested there would still be some of the same concerns and residents of this area would still have to be vigilant.

In support of the zone change to R-2 with the understanding that there would be no overlay district (one of the options considered by Planning staff), Councilman Applegate expressed his personal opinion that an overlay district would not work. Mr. Applegate said he could support this change because he did not foresee a severe economic loss; the area itself is a mix of R-1 and R-2, for the most part; and, as with Planning staff, he did not want to see individual blocks zoned differently. Most impressed by situations where there has been a remodel or replacement of the front unit and new development in back, Mr. Applegate felt this type of development presented itself as a very viable change to the neighborhood and something that will take place over a period of time.

MOTION: Councilman Applegate moved to concur with the Planning Commission and the Planning Department recommendation for the rezoning of the property from R-3 to R-2. His motion was seconded by Councilman Walker. (This motion was later approved by unanimous roll call vote; see page 25).

In favor of the motion on the floor, Councilwoman Hardison felt those projects that were allowed to be grandfathered in may have caused the condition on certain of the streets in question. Citing examples of what she considered to be good and bad development in the subject area, Ms. Hardison expressed her hope that the type of building seen at 1023 Portola, which was build under current standards, would be discouraged.

Based on what has gone forward, Councilman Walker suggested special consideration be given variance requests in a situation where someone is surrounded on three sides by R-3.

In support of the motion to change the zoning from R-3 to R-2, Mayor Geissert felt the idea of more than two units on these lots with very narrow streets was "pure folly." Two units would be appropriate, in her opinion, and would not represent a great loss of money.

City Attorney Nelson and Planning Director Ferren responded to the Mayor's inquiries regarding the status of existing R-3 developments upon the passage of the ordinance.

Noting there was a moratorium currently in place, covering an area wider than the proposed zone change, Planning Director Ferren advised the Mayor of staff's intent to return the moratorium to Council at the second reading of the ordinance.

It was Mayor Geissert's direction that staff bring back some sort of language at that time to assure that properties in this particular area that are developed to R-3 standards may be modified, as long as they are not enlarged, and may be replaced in the event of damage.

Roll call on the motion to approve the zone change to R-2 was unanimously favorable.

Councilwoman Hardison noted that the demolition permit is not tied to a review mechanism and therefore one of the concerns of this neighborhood was not addressed.

At the request of the Mayor, City Clerk Bramhall read number and title to:

ORDINANCE NO. 3261

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTIES LOCATED SOUTH OF SIERRA STREET TO THE ALLEY NORTH OF TORRANCE BOULEVARD BETWEEN THE ALLEY EAST OF MADRID TO ARLINGTON AVENUE AND OF PROPERTIES FROM THE ALLEY SOUTH OF MARICOPA STREET TO SIERRA STREET BETWEEN COTA AVENUE AND THE ALLEY WEST OF ARLINGTON AVENUE FROM R-3 (LIMITED MULTI-FAMILY RESIDENTIAL) TO R-2 (TWO-FAMILY RESIDENTIAL)

ZC 88-6, (EA 88-33): CITY OF TORRANCE

MOTION: Councilman Nakano moved to approve Ordinance No. 3261 at its first reading. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

17. ADMINISTRATIVE MATTERS

17a. ASSEMBLY BILL 269 (CHACON) - SAME DAY VOTER REGISTRATION:

Recommendation:

It is the recommendation of the City Manager that the City Council oppose AB 269, and it is further recommended that letters be sent to the appropriate legislators affirming the City Council's position.

MOTION: Councilman Walker moved to concur with the staff recommendation on Item 17a. Councilman Mock seconded the motion and roll call vote was unanimously favorable.

17b. LEGAL CONSULTANTS' FEES FOR REMELMEYER MOBIL REPORT:

Recommendation:

The City Attorney recommends that the City Council authorize the payment from the City Attorney's budgeted funds of the aforesaid bills totaling $87,799.38 for legal consultants' services in connection with the Remelmeyer Report on the Mobil Oil Refinery.

MOTION: Councilman Walker moved to concur with the staff recommendation on agenda Item 17b. Seconded by Councilman Wirth, his motion was unanimously approved by roll call vote.

17c. AIRPORT TIEDOWN FEES:

Recommendation:

The Finance Director, Transportation Director and the City Manager recommend that Your Honorable Body adopt the attached resolution increasing tiedown rates at the Torrance Municipal Airport for Class I aircraft from $65 to $80 per month and Class II from $104 to $125 per month.

City Clerk Bramhall read number and title to:

RESOLUTION NO. 89-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING TIEDOWN RENTAL RATES FOR CLASS 1 AND CLASS 2 AIRCRAFT AND REMOVING CLASS 1 AND CLASS 2 AIRCRAFT FROM RESOLUTION 78-113

MOTION: Councilman Nakano moved to adopt Resolution No. 89-56. His motion was seconded by Councilman Walker. (This motion ultimately carried by unanimous roll call vote; see below.)

Unable to attend the Airport Commission meeting when this item was discussed, Mr. Paul Jacobson, 22937 Audrey Avenue, took this opportunity to relate the Southwood Riviera Homeowners Association's support for an increase in the tie-down rate to reduce the City's losses from aeronautical operations.

In conjunction with the comparison of airports in the agenda item (of record), this speaker reviewed the services and fees of airports that were not included in the comparison provided by staff (page 2 of the agenda item) and submitted copies of written material (of record). It was Mr. Jacobson's recommendation that rates be based on a fee and service comparison with competing airports.

For the benefit of Councilwoman Hardison, Revenue Administrator Murdoch clarified that Resolution No. 89-56 would tie the Class I and Class II rates to the Consumer Price Index; another resolution with supporting information would be brought forward in July or August to tie the remaining rents and charges to the CPI.

With the exception of extraordinary items; such as, the purchase of the El Rancho Motel, Councilman Applegate clarified that the Airport is not operating at a deficit. In addition to a rate comparison, he noted that there are factors that must be taken into consideration in establishing fees. In his opinion, the suggested increase in rates was fair.

Although she felt Mr. Jacobson's had good rationale for further increasing the rates, Mayor Geissert voiced her preference to re-evaluate the matter next year rather than to make "quantum leaps."

Roll call vote on the original motion to adopt Resolution No. 89-56 was unanimously favorable.

Speaking as a member of the Southwood Riviera Homeowners Association board, Mr. Gary Coleman (no address given), suggested the resolution was "far too timid" and that the fee increases should keep Airport operations at a break-even analysis, not taking into account other properties. Reviewing Southwood Riviera Homeowners Association's position, which he submitted for the record, Mr. Coleman recommended charging "the most the market will bear."

Fee adjustments do cut into what is defined as the operational deficit at the airport, City Manager Jackson reported. He anticipated the deficit would be substantially cut as the overall plan for the fixed base operators unfolds.

20. CONSENT CALENDAR:

20a. RELEASE OF BONDS - TRACT NO. 25712

| | |
|---|---|
| Subdivider: | Withee-Malcolm Partnership (Yukon Court) |
| Engineer: | Gerald E. Ruse |
| Location: | 16632-16714 Yukon Avenue |
| No. of Lots: | 1 lot (50-unit condominium) |

Recommendation:

The Engineering Department recommends that a $10,000 cash deposit be substituted for the subdivision guarantee and that Amwest Surety Insurance Company bond Nos. 1109311 and 1109312 be released.

20b. AWARD OF CONTRACT: To purchase folding tables and stacking chairs for the Parks and Recreation Department.

| | |
|---|---|
| Reference: | Bid No. B89-6 |
| Expenditure: | $8,779.86 |

Recommendation:

The Purchasing Division and the Parks and Recreation Department recommend that Your Honorable Body approve the purchase of forty (40) Krueger banquet tables and one hundred and twenty (120) Krueger Matrix 1400 stacking chairs from The Welch Company. The Welch Company is the lowest responsible bidder (see Bid No. 89-6). The total expenditure will be $8,779.86.

20c. AWARD OF CONTRACT: For the sole source purchase of one (1) new Life Pak defibrillator/ECG Monitor Module.

Expenditure: $7,337.85, including tax

Recommendation:

The Purchasing Division recommends that Your Honorable Body authorize a contract award for the purchase of the Life Pak 5 defibrillator/ECG Monitor Module and Accessory bags to Physio Control Corporation of Laguna Hills, California, in the total amount of $7,337.85, including tax.

20d. AWARD OF ANNUAL CONTRACT: To furnish hypochlorides and muriatic acid for the Benstead Municipal Plunge.

Reference: Bid No. B89-8

Expenditure: $8,515.40

Recommendation:

It is the recommendation of the General Services Director that Council award a contract to the low bidder, Jones Chemicals, Inc. of Torrance, California in the total amount of $8,515.40, including tax.

20e. AWARD OF CONTRACT: To purchase two thousand, fifty-eight (2,058) T-shirts for the Armed Forces Day Run.

Expenditure: $7,298.59, including tax ($7,225.60 with local 1 percent sales tax consideration)

Recommendation:

The Purchasing Division recommends that Your Honorable Body authorize the purchase of two thousand, fifty-eight (2,058) royal blue T-shirts from South Bay Screen Print for the total amount of $7,298.59, including tax ($7,225.60 with local 1 percent sales tax consideration).

MOTION: Councilman Applegate moved to approve Consent Calendar Items 20a through 20e. Councilman Mock seconded the motion and roll call vote was unanimously favorable.

* * *

At 11:40 p.m., Councilman Applegate moved to adjourn as the City Council and convene as the Redevelopment Agency of the City of Torrance. The motion was seconded by Councilman Mock and approved by unanimous roll call vote.

Upon the conclusion of Agency business at 11:41 p.m., the body adjourned as the Redevelopment Agency and regular City Council business was resumed.

* * *

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson announced that Executive Session matters could be carried over to the next meeting (March 28, 1989), and it was so agreed without objection.

22b. Councilman Applegate extended birthday greetings to Councilman Mock.

22c. Birthday wishes were likewise expressed to Councilman Mock by Councilwoman Hardison

22d. Noting the delay he was encountering in achieving graffiti removal at Wilson Park, Councilman Nakano asked that staff investigate the possibility of having this task performed by full-time City staff in lieu of the current contract service.

22e. In connection with a report that a vehicle had crossed Sepulveda Boulevard at Hickory Street, Transportation Director Horkay assured Councilman Nakano a signal would be installed at this location to prevent straight-across movement upon the completion of the driveway.

22f. Mayor Geissert wished Councilman Mock a happy birthday.

22g. At the podium to discuss concerns related to her participation in the City's program for rehabilitating buildings for seismic safety, Ms. Mary Perry, 1413 Cravens Avenue, requested and received clarification from Building and Safety Director Grippo.

23. EXECUTIVE SESSION:

23a. Executive Session Matters:

Continued; see Oral Communications, 22a.

24. ADJOURNMENT:

MOTION: At 11:54 p.m., Councilman Applegate moved to adjourn the meeting to March 28, 1989, at 5:30 p.m. for an executive session for meet and confer purposes. Seconded by Councilman Wirth, the motion carried without objection.

* * *

Katy Geissert
Mayor of the City of Torrance

John A. Braudell
Clerk of the City of Torrance

Marlene Lewis
Minute Secretary

City Council
March 21, 1989