

I N D E X

Torrance City Council - May 23, 1989

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#

Peggy Laverty
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, May 23, 1989, at 7:07 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.

* * *

It was with sadness that Mayor Geissert announced the recent passing of Mr. Howard Gendall, a long-time member of the City's Senior Citizens Council. The Mayor directed that this meeting be adjourned in memory of Mr. Gendall.

* * *

3. FLAG SALUTE/INVOCATION:

The salute to the flag was led by Ms. Linda Brown.

The invocation for the meeting was provided by Reverend Jim Park, Seventh Day Adventist Church.

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NOTE: Councilman Wirth departed from the Chambers for a brief period at this point in the meeting.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING:

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of April 25, 1989, as recorded. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Wirth not as yet returned to Chambers].

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 [Councilman Wirth not as yet returned].

5. MOTION RE POSTING OF AGENDA:

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion, seconded by Councilman Mock, carried unanimously by roll call vote [Councilman Wirth not as yet returned].

6. WITHDRAWN OR DEFERRED ITEMS:

9a. LIBRARY COMMISSION REQUEST TO HOLD MEETINGS AT BRANCHES - held for one week.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

8. COMMUNITY MATTERS:

8a. PRESENTATION BY AMERICAN PUBLIC WORKS ASSOCIATION:

Mr. Neil Miller representing the Executive Board of the Southern California Chapter of the American Public Works Association presented a plaque to the City of Torrance in appreciation of this city's support of the American Public Works Association.

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This plaque was accepted by Mayor Geissert, who was joined at the podium by City Engineer Burtt and Street Superintendent Garcia.

* * *

NOTE: Councilman Wirth returned to Chamber during the above presentations.

* * *

8b. RETIREMENT PRESENTATIONS - CHUCK BOWMAN:

RESOLUTION NO. 89-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING ELECTRICIAN HELPER CHUCK BOWMAN FOR HIS DEDICATION PROFESSIONALISM AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS TWENTY-SIX YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-102. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Mr. Bowman received, with appreciation, the above resolution, a plaque and a watch in honor of his retirement from City service.

8c. TORRANCE AFS INTERCULTURAL/INTERNATIONAL EXCHANGE STUDENTS:

Ms. Anne Soukup, President of the Torrance American Field Service Chapter, was present to introduce the following exchange students and to note their destination countries.

- Doug Saqui - Finland
- Nicole Dunn - Spain
- Katie George - Austria
- Chris Probert - Germany
- Sona Saha - Denmark

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- Marian Wang - France
- Anne Yamanaka - France
- Eric Yonemura - Australia
- Karharina Zantke - Norway.

Each of these students was presented with a plaque by Mayor Geissert.

8d. RESOLUTION OF COMMENDATION:

RESOLUTION NO. 89-103

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING JANET PAYNE
FOR HER THREE YEARS AS PRESIDENT OF THE
TORRANCE HISTORICAL SOCIETY

MOTION: Councilman Nakano moved to adopt Resolution No. 89-103. This motion, seconded by Councilman Walker, carried unanimously by roll call vote.

9. LIBRARY/PARKS AND RECREATION MATTERS:

9a. LIBRARY COMMISSION REQUEST FOR MEETINGS AT BRANCHES:

Held to the City Council meeting of May 30, 1989 [see Page 2].

9b. SELECTION OF CHILD CARE CONSULTING FIRM:

RECOMMENDATION:

The Child Care Study Team recommends that Your Honorable Body:

1. Authorize City staff to negotiate a contract with Burud and Associates, Inc. to provide professional services to develop a child care consortium consisting of the City and other employers for a total sum not to exceed \$15,000;
2. Direct the City Attorney to draft an appropriate contract for these services.

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Following the staff report on this agenda item by Ms. Lael Walz, Chairman of the Child Care Study Team, Mayor Geissert invited input from the audience.

Speaking for the Madrona Homeowners Association was Mr. Ed Greene, 3205 Onrado Street. Mr. Greene objected to this proposed "commercial use" of the former Greenwood School site and voiced concerns regarding funding and possible precedent-setting aspects of such a venture.

Following the Mayor's response to points he had raised regarding the appropriateness of this use of the site, cost effectiveness, etc. Mr. Greene stated that if this child care center were to be open to the public -- to everyone in the City -- that would be acceptable; however, in his opinion, it should not be a "private club for a small handful of employees."

Councilman Wirth also responded to Mr. Greene, noting the suitability of the site and compatibility with the neighborhood, as well as the drastic need for such a program. The following motion was then offered.

MOTION: Councilman Wirth moved to concur with staff's recommendation on Agenda Item 9b. His motion was seconded by Councilman Mock.

Councilman Walker expressed his concerns regarding the use of a piece of property which belongs to the taxpayers of the community and using it to subsidize the needs of a select few. Mr. Walker indicated his approval of the proposed study, but noted that he will ultimately be voting to accept or reject the program based on whether it is an open program that meets the needs of the community or one that merely benefits a select few.

Councilwoman Hardison voiced her strong support of the motion, it being her opinion that there is a need to obtain information prior to a final decision on the project.

Roll call vote on the motion to concur with staff's recommendation was unanimously favorable.

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10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. 1989-90 STREET LIGHTING DISTRICT 17 ASSESSMENT:

RESOLUTION NO. 89-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, LEVYING THE ASSESSMENT FOR THE THIRTEENTH YEAR OF THE TWENTY-YEAR PERIOD BEGINNING JULY 1, 1989, AND ENDING JUNE 30, 1990, PURSUANT TO PROCEEDINGS UNDER RESOLUTION OF INTENTION NO. 77-133 ORDERING CITY CLERK TO TRANSMIT DIAGRAM AND ASSESSMENT TO THE COUNTY TAX COLLECTOR AND EMPOWERING SAID TAX COLLECTOR TO MAKE COLLECTION OF SAID ASSESSMENTS FOR THE THIRTEENTH YEAR
(TORRANCE STREET LIGHTING DISTRICT NO. 17)

MOTION: Councilman Nakano moved to adopt Resolution No. 89-104, including adoption of the budget. His motion was seconded by Councilman Walker and roll call vote proved unanimously favorable.

10b. STORM DRAIN 175TH STREET AND 175TH PLACE AT PRAIRIE AVENUE (B88-27):

RECOMMENDATION:

The Engineering Department recommends that Your Honorable Body: (1) adopt the resolution to authorize final payment to the contractor, Duffy Construction, Inc., in the amount of \$13,722.66 and (2) appropriate \$4,000 from Gas Tax Funds to cover the final costs.

RESOLUTION NO. 89-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, TO AUTHORIZE FINAL PAYMENT FOR CONSTRUCTION OF STORM DRAIN IN 175TH STREET AND 175TH PLACE AT PRAIRIE AVENUE (B88-27)

MOTION: Councilman Nakano moved to adopt Resolution No. 89-105, including appropriation. His motion was seconded by Councilwoman Hardison and carried by unanimous roll call vote.

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- 10c. SUMMARY VACATION OF STREET EASEMENT SOUTH OF 238TH STREET, WEST OF CABRILLO AVENUE ON LOT 3, TRACT 1046:

RESOLUTION NO. 89-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE SUMMARY VACATION OF AN UNUSED 27 FOOT BY 55 FOOT STREET EASEMENT ON LOT 3 OF TRACT NO. 1046 LOCATED SOUTH OF 238TH STREET, WEST OF CABRILLO AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-106. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

- 10d. SUMMER USE OF LIBRARY PARKING LOT - HOLLYWOOD BOWL CONCERTS:

RESOLUTION NO. 89-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE LOS ANGELES PHILHARMONIC ASSOCIATION FOR A PARK-AND-RIDE FACILITY

MOTION: Councilman Nakano moved to adopt Resolution No. 89-107. This motion, seconded by Councilwoman Hardison, was unanimously approved by roll call vote.

- 10e. ENCROACHMENT AGREEMENT - RETAINING WALL IN PUBLIC RIGHT-OF-WAY 1522 BEECH AVENUE:

RESOLUTION NO. 89-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN ENCROACHMENT AGREEMENT DATED , 1989, BETWEEN THE CITY OF TORRANCE AND MAUREEN B. O'DONNELL PERMITTING THE ENCROACHMENT IN THE PUBLIC RIGHT-OF-WAY AT 1522 BEECH AVENUE WITH A CONCRETE BLOCK WALL

MOTION: Councilman Nakano moved to adopt Resolution No. 89-108. His motion was seconded by Councilman Walker.

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Prior to roll call vote Ms. Maureen O'Donnell, 1522 Beech Avenue, approached the podium to request favorable consideration.

Roll call vote on the above motion was unanimously favorable.

10f. AGREEMENT - DESIGN AND RIGHT-OF-WAY SERVICES FOR CARSON STREET FROM CRENSHAW BOULEVARD TO MADRONA AVENUE:

RESOLUTION NO. 89-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, ENTERING INTO AN AGREEMENT WITH ASL CONSULTING ENGINEERS FOR PROFESSIONAL DESIGN AND RIGHT-OF-WAY ACQUISITION SERVICES FOR CARSON STREET FROM CRENSHAW BOULEVARD TO MADRONA AVENUE

MOTION: Councilman Nakano moved to adopt Resolution No. 89-109, including appropriation. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

12. PLANNING AND ZONING MATTERS:

12a. CUP 88-85, GUY MATO:

RESOLUTION NO. 89-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 8,080 SQUARE FOOT OFFICE BUILDING ON PROPERTY LOCATED IN THE ML ZONE AT 17915 WESTERN AVENUE AND MAKING FINDINGS CONCERNING THE DETERMINATION NOT TO OPEN THE ALLEY BETWEEN CORWIN AVENUE AND 178TH STREET
CUP 88-85: GUY MATO

MOTION: Councilman Nakano moved to adopt Resolution No. 89-110. This motion was seconded by Councilman Walker and carried by unanimous roll call vote.

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13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS:

13a. PROPOSED CHANGES IN STATE AIRPORT NOISE STANDARDS
(TITLE 21, CHAPTER 2.5, SUB-CHAPTER 6):

RECOMMENDATIONS:

The Airport Commission recommends the City Council send a letter commending the State on an improved Noise Standards document and concur in the proposed State Noise Standards as revised.

The Building and Safety and Transportation Departments recommend the City Council send a letter commending the State on an improved document, concurring in the proposed State Noise Standards as revised, while reiterating Council's previous position requesting the State to establish a separate noise criterion for General Aviation airports.

Mr. Joe Arciuch, 23521 Kathryn Avenue, reviewed the history of the currently proposed changes in State airport noise standards, and pointed out that under these standards the airport proprietor has the right to be more stringent in the noise standards required.

Representing the Southwood Riviera Homeowners Association, Mr. Paul Jacobson, 22937 Audrey Avenue, indicated concurrence with the staff recommendation on this agenda item, including the recommendation for a separate General Aviation noise level.

MOTION: Councilman Nakano moved to concur with the recommendation of the Airport Commission and Building and Safety/Department of Transportation staffs. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

15. HEARINGS:

15a. PP 89-3, W 89-1: MARK AND LAURIE LLOBELL

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development and a Waiver to allow the construction of a new two-story residence with less than the required front yard setback for a garage facing the street on property located in the Hillside Overlay District in the R-1 zone at 22633 Gaycrest Avenue. PP 89-3, W 89-1: MARK AND LAURIE LLOBELL.

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

A slide presentation was provided by Senior Principal Planner Gibson who offered specifics about the design, before noting that the Planning Department concurs with the Planning Commission recommendation for approval of the request.

Mr. Gibson responded to inquiries related to the overhang on the southerly side of the property; unusable building area at the site; boundaries of the Hillside Overlay District in the immediate area; and location of the proposed balcony.

Mark and Laurie Llobell, 5203 Ruby Street, approached the Council with their architect, Mr. John Juge. Mr. Llobell presented his request discussing efforts to comply with City standards. In response to Councilwoman Hardison he indicated that he had not been given the opportunity to view the project from the neighbor's window (Ms. Wheeler) after which Mrs. Hardison voiced concern about potential light impact to that window. During the presentation, the architect [John Juge, 2304 Nearcliff Street] provided architectural aspects of the design.

A variety of concerns were voiced in opposition to the proposed project and included issues related to:

- Validity of CC&R amendment filed by the applicant.
- Bulk and size of the project in relation to the lot.
- Ability to meet fire flow requirement.
- Impact to existing water pressure problems.
- Privacy.
- Loss of view and light to neighbor's window (Ms. Wheeler).
- Drainage of water onto neighbor's property (Ms. Wheeler).
- Property devaluation.
- Lack of adequate backyard space for children.
- Lack of communication between applicant and neighbors.

Opponents who addressed the Council included:

Mr. Ronald Forestal, 22632 Gaycrest Avenue.
Ms. Ruth Gastelum, 22650 Gaycrest Avenue.
Ms. Gladys Snyder, 22708 Linda Drive.
Ms. Helen Wheeler, 22639 Gaycrest Avenue.
Mr. Gary Kuwahara, 5202 Clearsite Street.

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Mr. Jim Thomas, 22732 Gaycrest Avenue.
Ms. Jeanette Forestal, 22632 Gaycrest Avenue.
Mr. George Cooper, 22645 Gaycrest Avenue.
Mr. Henry Kurst, 22643 Draille Drive.
Ms. Dorothy King, 22720 Gaycrest Avenue.
Ms. Jane Vartanian, 22608 Gaycrest Avenue.
Ms. Keri Lew, 22603 Gaycrest Avenue.

During discussion Senior Principal Planner Gibson provided clarification related to the procedures followed in determining adequacy of fire flow requirement; procedures to be followed in the event the balcony were to be enclosed at some point in the future; and the parameters of the Hillside Ordinance.

The following speakers supported the proposed project, generally commending its appearance and size:

Ms. Patricia Blanco, 22621 Gaycrest Avenue.
Mr. Thurman Heintz, 22620 Gaycrest Avenue.

These proponents felt the project to be in keeping with the needs of a large family and commended the applicant for his cooperation. Mr. Heintz felt that the unique layout of the land would render any construction too large and noted that the applicant had designed the project within the standards of the City.

Mr. Llobell returned to state that it was difficult to garner support from a neighborhood in which one has never lived and reiterated his need for the proposed project. He was followed to the podium by Architect John Juge, 2304 Nearcliff Street, who addressed his frustration in dealing with City standards.

With the architect at the podium, Councilman Walker inquired about the possibility of modifying that portion of the eaves overhang [south side] about which concern had been expressed. Mr. Juge indicated concurrence with the prospect.

Opponent Forrestal returned to contend that the proponent has not attempted to work with neighbors regarding his design. Mr. Llobell maintained that valid attempts were made to contact his neighbors for that purpose.

There being no one else who wished to address the Council on this matter, Councilman Applegate moved to close the hearing. His motion, seconded by Councilman Walker, carried unanimously by roll call vote.

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Feeling the impact to Ms. Wheeler's kitchen window too great and the project too large for the amount of buildable lot, Councilman Nakano reported that he would not be supporting the project.

Councilwoman Hardison noted that special consideration needs to be given to those cases where a portion of the lot is considered unbuildable. Offering her own calculations of projected FAR for the proposed project, she stated that she felt the home too large for the amount of lot on which it would be built.

The merit of the Hillside Ordinance was reviewed by Councilman Applegate who addressed the policy of consideration on a case-by-case basis. Mr. Applegate commended the applicant for his effort, but cited a number of unique features about the subject property causing the project to have a mass effect on Ms. Wheeler's property. Supporting a modification to alleviate this problem he offered the following:

MOTION: Councilman Applegate moved for denial of PP 89-3 and W 89-1 without prejudice. Councilman Mock seconded the motion, subsequent to which discussion resumed.

Councilman Wirth noted that the protection of the Hillside Ordinance and the determining of issues on a case-by-case basis prevail. He stated that he viewed the project from the residence to the south and observed enough of an impact to warrant a modification of the design.

After receiving input from Senior Principal Planner Gibson as to the process following a denial without prejudice, Councilman Walker indicated that he would not be supporting the motion. He stated that he would prefer, instead, providing the applicant with the opportunity to return to the Council directly with a modification based upon tonight's input. He noted his concern with eaves on the south side of the proposed structure.

At the request of Councilwoman Hardison, Acting Water Utility Director Heisner addressed past and present Water Department activity in the area. As an alternate to requiring the applicant to submit to the process again, Mrs. Hardison suggested continuing the matter and offered the following --

SUBSTITUTE MOTION: Councilwoman Hardison moved for the continuation of Agenda Item 15a, to June 27, 1989 [7:00 meeting]. Councilman Wirth seconded the motion, subsequent to which discussion resumed.

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Mayor Geissert expressed concern about the adequacy of time involved for the applicant to resubmit a design. Noting that the neighborhood was very polarized re this issue she suggested that the Planning Department serve as a mediator in future neighborhood discussions. Subsequent to this Mrs. Geissert stated that she felt the project to be too large for the limited buildable area, and commenting on the unique characteristics of the property she said that she felt major modifications to the design were in order.

Roll call vote on the SUBSTITUTE MOTION for continuance proved unanimously favorable.

Mayor Geissert requested that all interested parties leave their names and addresses with staff members.

* * *

At 9:22 p.m., Mayor Geissert called a recess. The Council reconvened at 9:55 p.m.

* * *

15b. FIRST PUBLIC HEARING - CITY MANAGER'S 1989-91 BUDGET:

Mayor Geissert announced that this was the time and place for the first public hearing on the City Manager's proposed budget for 1989-91.

The affidavit of publication was presented by the City Clerk and it was received and filed upon a MOTION to that effect by Councilman Applegate; seconded by Councilwoman Hardison, and unanimously carried.

Audience comments were then invited by the Mayor.

Mr. Joe Arciuch, 23521 Kathryn Avenue, summarized his previously noted concerns and indicated his general agreement with the Noise Abatement program. Addressing the overall financial status of the Airport, Mr. Arciuch urged that steps be taken to preclude non-aeronautical activities from subsidizing the aeronautical operations.

Next to speak from the audience was Mr. Paul Jacobson, 22937 Audrey Avenue, representing the Southwood Riviera Homeowners Association, who also recommended that non-aeronautical income be placed in the General Fund. This speaker

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proposed that the City consider hiring a consultant to review the aeronautical operations of the Airport in order to improve its financial standing.

Mr. Michael Bedinger, 4011 West 232nd Street, urged that the long-term revenue situation be considered and that the Airport Master Plan be re-evaluated with an eye toward its future impact on the City as a whole.

MOTION: Councilman Applegate moved to continue this hearing to Tuesday, June 6, 1989, 5:30 p.m. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

15c. EA 88-31, (CUP 75-2 MOD): GARRETT AIRESEARCH:

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of the determination of the Environmental Review Board (ERB) that a Negative Declaration be issued for an Environmental Assessment regarding a proposed fluid power laboratory for testing of gas generating turbines and a wind tunnel at the Garrett AiResearch Facility located at 2525 West 190th Street. EA 88-31, (CUP 75-2 MOD): GARRETT AIRESEARCH.

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

During the staff presentation on this item, Principal Planner Gibson noted that the Environmental Review Board and Planning staff recommend issuance of a Negative Declaration for the proposed project.

Councilman Mock requested specific information regarding wind tunnel noise generation and chemical hazards. Response was provided by the applicant's representative as shown below and continuing throughout this hearing as discussion centered primarily on these two areas of concern.

Mr. Robert Wyman, attorney with the firm of Latham and Watkins, 555 South Flower Street, Los Angeles, affirmed that the wind tunnel facility has been designed to assure that the noise level at the property line will not exceed 55 dB(A).

Addressing the subject of hazardous chemicals, Attorney Wyman referenced the earlier hearing before the Chemical Review Board and the detailed minutes of that meeting which were included with the agenda packet on this item. The primary reasons for the conclusion of acceptability of risk, per Mr. Wyman, were

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the small quantity of the materials to be on site at any one time; design precautions which will assure safe storage; and adequate provisions for disposal of any waste products.

In response to Councilman Mock's question as to the number of times Garrett AiResearch has been cited by the Air Quality Management District, Mr. Steven Szambaris, 3448 Lime Street, Long Beach, with Allied Signal/AiResearch, reviewed the six notices of violation received by that company since 1983 and explained the disposition of same. It was noted by Attorney Wyman that none of these violations resulted in a risk to anyone in the community and all notices of violation were responded to quickly by the company.

Responding to further inquiries by Councilman Mock as to the risk involved in the chemicals proposed to be brought onto the subject site, Attorney Wyman referenced the special conditions imposed by the Chemical Review Board.

Fire Chief Adams called attention specifically to Condition #10 which states: "Prior to obtaining a Chemical permit, all local and state, hazardous materials law, environmental laws shall be complied with, including a Risk Management Prevention Plan (RMPP), if required by the Administrative Agency, [rather than agents] and Environmental Board approval."

Of the three materials [a composite of Ammonium Nitrate and Rubber, a composite of Ammonium Perchlorate and Polyvinyl Chloride, and Hydrazine] Chief Adams advised that only the Hydrazine will trigger an RMPP, and that material will not be allowed to be brought on site until the RMPP has been completed and approved by an independent qualified reviewed and certifying agency.

The possibility revocation of the Conditional Use Permit should violations be determined in the future, was questioned by Councilwoman Hardison, and the revocation process was reviewed by the City Manager and City Attorney. City Attorney Nelson stressed the significance of establishing appropriately worded conditions to ensure desired controls.

It was pointed out by Councilman Walker that the RMPP under State law deals with the most probable scenario when, in his opinion, a worse case scenario would seem more appropriate. It was the opinion of City Attorney Nelson that a worse case scenario could be required.

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Councilman Wirth expressed some concerns relative to the possibility of vested rights and related timing of reports/hearings, etc. City Attorney Nelson pointed out controls represented by the Conditional Use Permit and again stressed the importance of proper wording of conditions imposed.

Audience input was invited by the Mayor.

Ms. Patricia Neri, 18409 Eriel Avenue, expressed grave concerns regarding the potential of hazardous materials being used in the vicinity of her home. She urged the Council to consider the residents when making a decision in this matter.

Advising that hers is the closest residence to this facility, Ms. Kay Knoles Main, 2425 West 185th Street, voiced concerns regarding the impact of noise as well as other hazards represented to the residents of the community.

Ms. Pamela Hosack, 18415 Eriel Avenue, noted her complete opposition to the subject proposal and suggested the possibility of retaining walls as reinforcement at the freeway offramp.

Principal of the nearby Hamilton Adult School, Mr. Bill Lettunich, 204 Anderson Street, Manhattan Beach, advised that the School District's primary concern centers around noise from the wind tunnel, and the District would urge the applicants to address this issue in a thorough and responsible manner.

Ms. Ethel Kovach, 3800 West 182nd Street, favored the RMPP and a noise study. A definition, in layman's terms, of the chemicals to be used and their effects on human beings and clarification of the amount to be stored on site were requested by this speaker. It was her opinion that an EIR should be required.

Ms. Ilene Hawkins, 1303 Date Avenue, indicated disappointment that the bringing of hazardous chemicals into the City is being considered and expressed special concern regarding the transportation of same as well as precedent-setting aspects.

There being no other audience speakers, Councilman Aplegate MOVED to close the hearing. His motion was seconded by Councilman Mock.

Prior to roll call vote on the motion, the proponent's representative indicated his desire to respond to some of the comments made.

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Attorney Wyman stated that, not only are they willing to comply with existing laws, they are willing to go beyond that by undertaking a worse case analysis and to communicate those risks.

Continuing, Mr. Wyman pointed out that the RMPP will do essentially what an EIR will do, although not designed for planning purposes; however, given the very limited quantities of the chemicals and the unanimous judgment of the Chemical Review Board and Environmental Review Board, he noted his opinion that the level of risk does not approach the possibility of a significant risk.

Addressing reference in written material to high temperatures, Mr. Wyman explained that the company has 1.5-foot thick concrete insulated walls and electrically conducted walls surrounding each of the test facilities, notwithstanding the fact that what is described is worse case and has never happened in the company's experience.

In terms of flammability risks, Attorney Wyman advised that the risk of injury from transportation will actually be greater from the gasoline in the truck carrying the materials than from the materials themselves. It was pointed out that the Hydrazine [the only chemical that would ever raise that concern] will only be present in a 70% solution which is very difficult to burn. Further, per Mr. Wyman, the amount of Ammonium Nitrate on site is limited to 500 pounds; Ammonium Perchlorate, to 200 pounds, per conditions of approval.

During ensuing Council questions and comments, Mr. William Anderson, 11956 Anetta Street, Culver City, Facilities Special Project Manager, advised that they had always planned to move the existing Sepulveda operation to the Torrance facility. Their desire to effectively communicate the absence of off-site risks to citizens was stressed.

Responding to further Council concerns, Attorney Wyman suggested that the RMPP go forward formally for the Hydrazine, with basically a "shadow" process using a worse case analysis for the other chemicals. As they proceed through the methodology, Mr. Wyman advised that if the Fire Department is not assured that they are receiving the information needed, there would be ample time before the Planning Commission decisions to "change course."

Concluding his remarks, Mr. Wyman again affirmed, for the record, that the project has been designed so that there will, in fact, be no risk to the people off site; further he stated that they are willing to do a worse case scenario on the solid propellants and do the RMPP on the Hydrazine.

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Roll call vote on the motion to close the hearing [reflected on Page 16] was unanimously favorable.

Council discussion ensued with concerns voiced individually by Councilmembers regarding protection for the community and the desired approach in assuring that protection.

Councilman Mock, who appealed this item, indicated his desire for a somewhat limited EIR which would focus on the chemicals involved, with the Hydrazine handled separately under the RMPP process.

Continuing discussion brought about a recommendation from City Manager Jackson for the desired information to be provided as a prerequisite for consideration of the Conditional Use Permit, rather than as a formal EIR document. General concurrence to this approach was indicated.

Suggestions were also forthcoming relative to meetings between the applicants and residents from the surrounding community, with models, etc., utilized where available to provide a better understanding of the proposal.

It was ultimately conceded by the Council that the services of an outside consultant would be desirable in reviewing the chemical reports under consideration.

In summary, Councilman Walker advised that he could concur with the recommendation of the Environmental Review Board with the requirement that a report be provided by the developer for submittal with the Conditional Use Permit application, said report to include:

- worse case scenario on all three chemicals
- complete fire/earthquake/complete chemical release analysis
- representation of on-site and off-site risks
- RMPP regarding a worse case scenario.

City Manager Jackson noted that the proponent would prepare the report and would reimburse the City of Torrance for hiring a consultant to check the report.

Principal Planner Gibson added that Council action should also include the acoustical information prepared by an outside consultant approved by the City.

At this point, the following motion was offered.

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MOTION: Councilman Wirth moved to concur with the recommendation of staff and the Environmental Review Board, adding the condition of a report as discussed in dealing with the chemicals and their use [with conditions specified by Councilman Walker], that report to be prepared by the proponent and reviewed by an independent consultant; also including an independent noise attenuation study prepared by an outside consultant selected by the City. The motion was seconded by Councilwoman Hardison.

At the request of City Attorney Nelson, Attorney Wyman stated, for the record, that he is authorized to respond to the above requirements and they do consent to the motion.

Roll call vote on the motion was unanimously favorable.

Ms. Ethel Kovach returned to the podium to request clarification that the motion includes a risk assessment analysis and that long-term effects will be covered.

In response to a direct question from Mayor Geissert, Attorney Wyman advised that it is Allied Signal's understanding that the report on the effect of the chemicals will include health effects on humans off site and will include the potential health effects of a worse case incident.

Fire Chief Adams stated the importance of noting the difference between health effects from a one-time worse case scenario vs. chronic long-term effects of routine operations at this facility. City Manager Jackson affirmed that both of these aspects will be covered.

16. APPEALS:

16a. S87-15 - BANK OF AMERICA:

The staff report on this item was provided by Environmental Administrator McElroy, who recalled that there was a tie vote when Council considered this item at its May 9, 1989 meeting, followed by postponement of the matter until this date when a full Council could be present.

Ms. McElroy noted that upon contacting the General Manager of the Del Amo Financial Center subsequent to the May 9 meeting, she learned that they do not intend to allow a permanent individual sign on Hawthorne Boulevard or Carson Street; they

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propose to submit, at a later time, a modification of their Center identification signage; and they do not propose to change the landscaping.

As a personal observation, the Environmental Quality Administrator advised that sign visibility is poor at the subject location for First Interstate Bank and Dai-Ichi Kangyo Bank, as well as Bank of America. Ms. McElroy noted staff's continued concurrence with the recommendation of the Environmental Quality and Energy Conservation Commission [for denial of the requested monument sign on Hawthorne Boulevard; approval of two wall signs and one monument sign on Carson Street].

MOTION: Councilman Applegate moved that the Bank of America sign request be restricted to a maximum of two wall signs not to exceed 20 inches high x 14 feet long. The motion was seconded by Councilman Mock.

Councilman Nakano announced that, although he had been absent during the portion of the May 9 Council meeting wherein this case was originally considered, he had watched the tape of the item. Noting his opinion that the Bank of America wall signs are probably the least visible, Mr. Nakano indicated a willingness to accept a monument sign on Carson Street with the possibility that that sign will be removed when the major sign program is reconsidered for the Center. This Councilman, however, voiced opposition to a monument sign on Hawthorne Boulevard, expressing a concern for a piece-meal approach when other tenants ask for signs in the future.

Mayor Geissert commented on her dissatisfaction with the continued display of the large leasing signs at this site.

Representing Bank of America was the Branch Manager of the Torrance Main Office, Ms. Dorothy Aiken, 15435 Yukon Avenue, who described the need for a ground sign on Hawthorne Boulevard in light of the Bank recently relocating to the first floor of the building [thus losing wall signs at the second floor level]; growth of trees which obstruct sign visibility; and their need to be competitive with other retail banks in the area.

Councilmembers briefly restated their positions [as recorded in the minutes of the May 9 meeting] concerning this item.

A SUBSTITUTE MOTION was then offered by Councilman Walker to allow a small monument sign [4 feet high, 5 feet wide] on Hawthorne Boulevard in addition to the wall signs as indicated. This motion was seconded by Mayor Geissert.

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The substitute motion FAILED TO CARRY as shown by the following roll call vote.

AYES: Councilman Walker and Mayor Geissert.

NOES: Councilmembers Applegate, Hardison, Mock, Nakano and Wirth.

Roll call vote on the MAIN MOTION proved unanimously favorable.

17. ADMINISTRATIVE MATTERS:

17a. COUNCIL AWARD OF "SPECIAL SERVICE" CONTRACT to Remove Graffiti as Required

Incremental Expenditure Authorizations:

\$15,000 required until 6/30/89 (present budget)
Staff will return for additional authorization with the adoption of the new budget.

RECOMMENDATION:

It is recommended that Council award a contract to the Reddy Wash Company of Redondo Beach to provide a graffiti removal service for the City of Torrance at the rate of \$525 per day for all labor and equipment required to perform the work; and that Council appropriate \$15,000 from the contingency reserve.

This request is only to cover the remaining period of this fiscal year. After July 1st, the 1989-90 budget provides for additional funding to continue the program.

MOTION: Councilman Applegate moved to concur with the above stated recommendation on Agenda Item 17a. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote.

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17b. COUNCIL OPPOSITION TO AB 2400 (HANNIGAN) -
Modification to Transient Occupancy Tax:

RECOMMENDATION:

It is the recommendation of the City Manager that Your Honorable Body reaffirm its opposition to AB 2400 (Hannigan) and send the appropriate correspondence to the members of the Revenue and Taxation Committee, as well as our local legislator.

MOTION; Councilman Wirth moved to concur with staff's recommendation on Agenda Item 17b. His motion, seconded by Councilman Applegate, carried as shown below.

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

NOES: None.

ABSTAIN: Councilman Nakano.

20.. CONSENT CALENDAR:

20a. RETROFIT OF EXISTING CITY BUSES WITH NEW WHEELCHAIR LIFTS

RE: REQUEST FOR COUNCIL TO AUTHORIZE REJECTION OF BID
AND AUTHORITY TO NEGOTIATE A WORKABLE CONTRACT.

RECOMMENDATION:

It is requested that Council reject the single bid received for Bid #B89-10 and authorize staff to negotiate a "best cost" to perform this work with one of the manufacturers of wheelchair lifts so the project can be completed with the best results obtainable.

NOTE: UMTA has concurred with this concept and the City is authorized to take this action under the self certification approval previously granted to the City by UMTA.

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20b.

COUNCIL AWARD OF CONTRACTS FOR DEMOLITION AND REMOVAL OF NIKE SITE BUILDINGS:

- A. Contract for removal of hazardous materials from Buildings #3 and #4 at the site; and also to award
- B. Contract for the demolition and site clearance of these two (2) Nike Site Buildings.
- Expenditure: (Hazardous Material Removal): \$25,161.00
Ref: Barsotti's Proposal No. 7391
- Expenditure: (Demolition): 13,900.00
Ref: Bid No. B89-32
- TOTAL EXPENDITURE \$39,061.00

RECOMMENDATION:

The Land Management Team and the Purchasing Division recommend that Your Honorable Body authorize the award of two (2) contracts for this work:

- A. Award a contract to remove the hazardous materials to the low bidder, the Barsotti's, Inc. Company of Santa Fe Springs, CA in the amount of \$25,161.00; and
- B. Award a contract to demolish and clear the site to the low bidder, The Kirt Land Clearing Company in the total amount of \$13,900.00. These two contracts will represent a total expenditure of \$39,061.00.
- C. Appropriate \$39,061 from the Airport Fund Balance for the contracts.

20c.

COUNCIL AWARD OF CONTRACT: To Reroof Two (2) City Buildings: (1) Fire Station No. 3 and (2) Benstead Plunge Building
Expenditure: \$23,997.00.

RECOMMENDATION:

The Purchasing Division and Building Maintenance Division recommend that Your Honorable Body authorize the award of a contract to the lowest responsible bidder, Nelson Roof Inc. of Long Beach, California, in the total amount of \$23,997.00.

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20d. COUNCIL AWARD OF CONTRACT: To Upgrade Motors for Key Card Gate at Torrance Airport
Expenditure: \$8,293.65.

RECOMMENDATION:

The Purchasing Division and Transportation Department's Airport Division recommend that Your Honorable Body authorize the award of a contract to upgrade the motors for the key card gate to the lowest responsive bidder, Gate Controls, Inc. of Los Angeles, California in the total amount of \$8,293.65 (includes sales tax for the materials).

20e. COUNCIL AUTHORIZATION: To sell various SURPLUS vehicles, trucks and equipment as listed via Public Auction.

LISTING OF VEHICLES AND EQUIPMENT:

<u>EQUIP #</u>	<u>YEAR</u>	<u>MAKE</u>	<u>BODY TYPE</u>	<u>SERIAL #</u>	<u>LIC. #</u>	<u>MILE</u>	<u>COND/REMARKS</u>
7420	1982	FORD	FUTURA	1FABP21B2CK190530	1FNN936	47012	GOOD
7441	1983	OLDS	CUTLASS	1G3AR47A5DM324303	1KUW549	79730.5	FAIR
7447	1983	CHEV	MONTE CARLO	1G1A237A2DR261179	1MYN387	78232	POOR
7461	1984	TOYOTA	CELICA	JT2RA64L7E0034738	1PFJ294	64671	FAIR
7462	1984	MERC.	COUGAR	1MEBP92F6EH693819	1PFE359	71726.7	FAIR
7701	1965	WILLYS	JEEP	8305183312	E167592	74503	POOR
7863	1984	KAWAI	MOTORCYCLE	JKAKZCP11EB502214	E91J98	48136	POOR
7872	1984	KAWAI	MOTORCYCLE	JKAKZCPI9EB502445	E85J98	40214	POOR
7873	1984	KAWAI	MOTORCYCLE	JKAKZCP1XE502454	E91J93	46666	POOR
8009	1978	CHEV.	1/2 T VAN	CGD158U180750	E710954	61469	FAIR
8010	1978	CHEV.	1/2 TON	CLN1488248051	E714884	55594	POOR
8105	1979	CHEV.	1/2 TON	CLN1498242832	E728471	74474.6	POOR

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LISTING OF VEHICLES AND EQUIPMENT: (continued)

<u>EQUIP</u>	<u>YEAR</u>	<u>MAKE</u>	<u>BODY TYPE</u>	<u>SERIAL #</u>	<u>LIC. #</u>		
8116	1981	GMC	1/2 T PU	1GTCC14D6BZ507510	E767019	93155	FAIR
8371	1977	GMC	3/4 TON	TCT247F731925	E695589	39847	FAIR
8373	1977	FORD	3/4 TON	F27BCY66261	E698601	75140	FAIR
8380	1978	CHEV.	3/4 TON UTL	CCL238Z164938	E712005	630.5	FAIR
8523	1980	DODGE	1 TON	D31KTAS141432	E747945	71437	FAIR
8618	1981	FORD	1 TON	1FDHF60H9BUA04722	E767803	25790	FAIR
8703	1975	DODGE	2 TON	D61FG5J013904	E660303	853993	FAIR
8712	1977	CHEV	2 TON	CCE617V136210	E705231	05941.5	FAIR
8721	1970	CHEV	2 TON	CE530P144636	E565030	36670	FAIR
8726	1973	DODGE	2 TON	D61EG3J013672	E619740	62972	FAIR
8729	1973	DODGE	2 TON	D61EG3J013673	E455698	50964	FAIR
9045	1978	INT'L	MAXON PACKER	D11254CA22435	E735344	43041	POOR
9047	1980	MAXON	EAGLE PACKER	CA79HXH1115	E738244	48845	FAIR
9056	1981	INT'L	CRGOSTAR PAC	2HTD10454BCA13324	E761649	9689HRS.	FAIR
9218	1969	FORD	TRACTOR	SHC210495	E565437	5474 HRS.	FAIR
9228	1971	CASE	TRA/B/HOE	8670911	E595304	2460 HRS	FAIR
9229	1971	CASE	TRACTOR	8676393	E595302	3680 HRS.	FAIR
2814	1959	ASPL	CHIPPER	TC2550	E255833		POOR
2744	1963	DAVEY	COMPRESSOR	19DAY19908	E304700		FAIR

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LISTING OF VEHICLES AND EQUIPMENT: (continued)

<u>EQUIP</u>	<u>YEAR</u>	<u>MAKE</u>	<u>BODY TYPE</u>	<u>SERIAL #</u>	<u>LIC. #</u>
340	1964	GMC TDH	BUS	4519-0284	E148490
341	1964	GMC TDH	BUS	4519-0285	E148491
342	1964	GMC TDH	BUS	4519-0564	E158483
343	1968	GMC T6H	BUS	4521-0184	E531666
344	1968	GMC T6H	BUS	4521-0185	E532069
345	1968	GMC T6H	BUS	4521-0186	E531665
365	1962	GMC TDH	BUS	5301-3640	E62311
366	1962	GMC TDH	BUS	5301-3641	E62310
367	1962	GMC TDH	BUS	5301-3642	E62307

MISC. PARTS FOR THE FOLLOWING GMC BUS COACHES:

1962 Model #TDH 5301
1963 Model #TDH 4519
1964 Model #TDH 4519
1968 Model #TDH 4521
1973 Model #T6H 4523

RECOMMENDATION:

It is recommended that Council authorize the sale of the above listed SURPLUS vehicles, equipment and repair parts utilizing the services of both commercial auction companies, Nationwide and Ken Porter Auction Company.

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20f. AWARD OF CONTRACT: Partitions and Office Furnishings in the Engineering Department.

RECOMMENDATION:

The Engineering Department recommends that Your Honorable Body award a contract to AllSteel, Inc. in an amount not to exceed \$70,000, pursuant to a cooperative purchase agreement with the State of California, for the purchase and installation of partitions and other furnishings in the Engineering Department.

20g. COUNCIL AWARD OF CONTRACT: To furnish a video cassette evaluator/cleaner with an erase head and built-in printer module for the City of Torrance Cable TV Department
Ref: Bid No. B89-29
Expenditure: \$9,569.03 (including tax).

RECOMMENDATION:

The Purchasing Division and the Cable TV Department recommend that Your Honorable Body approve the contract to furnish a video cassette evaluator/cleaner with built-in printer and erase head to the sole responsible bidder, Research Technology International of Lincolnwood, Illinois. Total expenditure is \$9,569.03.

MOTION: Councilman Applegate moved to concur with staff recommendations on Agenda Items 20a, 20b, 20c, 20d, 20e, 20f, and 20g. His motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

* * *

At 12:22 a.m. [Wednesday, May 24, 1989], the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 12:23 a.m. and the Council meeting reconvened.

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22. ORAL COMMUNICATIONS:

22a. Councilman Applegate requested that staff investigate [in conjunction with a recently administratively-approved antenna] whether or not City Inn is affiliated with a franchise or national concern. City Manager's office to follow through.

22b. Councilman Applegate expressed concerns regarding a recent request from Stor at Del Amo for an outside canopy. The need for a careful and thorough evaluation, with more than administrative approval, was noted by Mr. Applegate.

Significant concerns in this regard were voiced by other members of the Council. Staff will follow through.

22c. Councilman Applegate expressed his appreciation to all City departments and employees who contributed toward the success of the recent Armed Forces Day parade -- special recognition was extended to Police Captain Larry Robinson.

22d. Councilwoman Hardison commented on the success of the City's graffiti elimination program.

-22e. In parallel with the Garrett AiResearch matter on tonight's agenda [Item 15c, Page 14], as well as the on-going Mobil Oil issue, Councilman Mock requested that the City Attorney establish a task force to address issues pertaining to acutely hazardous materials within the City and related enforcement thereof.

22f. Councilman Nakano announced that Epson Corporation has agreed to contribute 100% of the cost of the design and construction of the Japanese Garden which will be incorporated in the City's Cultural Arts Center. Mr. Nakano specifically acknowledged the efforts of Mr. Shosuke Kawai, Senior Vice President of Epson, and made note of the outstanding community support evidenced by that company.

Appreciation for Councilman Nakano's efforts in this regard was expressed by Mayor Geissert.

22g. Referencing Councilman Mock's earlier request that hazardous materials controls be developed in the City [Item 22e above], Councilman Walker referenced recent newspaper publicity

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regarding the ballot initiative on Mobil Oil. Mr. Walker expressed concerns regarding apparent confusion surrounding the initiative in that there has been reference to this as a political problem rather than a health and safety problem.

It was recommended by Councilman Walker that if the task force referenced by Councilman Mock "puts something together" that it be passed into law immediately.

Mr. Walker staunchly defended his position with regard to the initiative.

22h. Responding to Mr. Walker's remarks, Mayor Geissert firmly stated that the efforts represented by the Mobil Oil initiative should have, indeed, been handled by way of ordinance rather than initiative.

Mayor Geissert deemed that proposal to be a "misuse of the initiative process", a process that should be used when legislative bodies are remiss and do not take responsible action. The effort to act by way of the legislative route should have been supported by Mr. Walker, as a member of the legislative body, in the Mayor's opinion.

Councilwoman Hardison followed with the comment that ". . . if we truly were all working together as a Council -- all of us -- we would not be looking at any initiatives at all."

22i. Councilman Wirth referenced Agenda Item 10f [Page 8] and requested that affected citizens be provided with an update regarding this street improvement project.

22j. Councilman Wirth requested that staff follow through on his previous request for information relative to the "tree people proposal." City Manager's office to follow through.

22k. Mayor Geissert congratulated City Treasurer Tom Rupert on his recent appointment to the California Debt Advisory Commission.

22l. Ms. Ilene Hawkins, 1303 Date Avenue, requested information regarding action taken on Agenda Item 9b [Page 4]. The desired clarification was provided by Mayor Geissert.

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23. EXECUTIVE SESSION:

23a. EXECUTIVE SESSION MATTERS:

Mayor Geissert read the following statement into the record.

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

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

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

At 12:55 a.m., the City Council recessed to executive session, returning at 1:17 a.m.

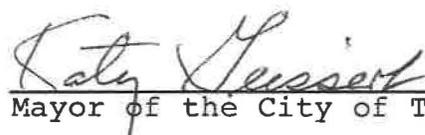
No action was required as a result of the executive session and the May 23, 1989, meeting of the City Council was formally adjourned to Tuesday, May 30, 1989, 5:30 p.m.

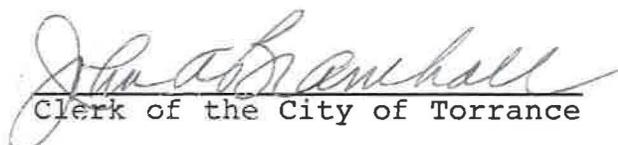
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Adjournment was dedicated to the memory of

Mr. Howard Gendall.

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Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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