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Torrance City Council - April 3, 1990

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Valerie Whippie
Minute Secretary

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APRIL 3, 1990

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, April 3, 1990, at 7:00 PM, in the Council Chambers of Torrance City Hall.

2. ROLL CALL

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

Absent: None.

Also present: City Manager Jackson, City Attorney Nelson, City Clerk Bramhall, and Staff representatives.

3. FLAG SALUTE/INVOCATION

Mr. Chris Eliopoulos led in the salute to the Flag.

The invocation for the meeting was provided by Pastor Mike Wilson, Calvary Chapel.

4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of February 27, 1990, as recorded. The motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or

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ordinance in regular order. The motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA

MOTION: Councilman Applegate moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. This motion, seconded by Councilman Mock, carried with unanimous approval following roll call vote.

6. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson noted the following withdrawals:

Agenda Item 11a: South Bay/Torrance Rotary Club Donation to D.A.R.E. Program.

Agenda Item 12a: Resolution for denial of PP 89-47, W 89-30 and D 89-56: Garland Development Company (continued to April 10, 1990.)

Agenda Item 15b: PP 89-41, W 89-25, Steven Kam - request for continuance; see page 8.

7. COUNCIL COMMITTEE MEETINGS

Ad Hoc Armed Forces Day Committee

Meeting held this date.

Subject: 1990 Armed Forces Day Parade.

Transportation Committee

April 30, 1990, 7:00 PM.

Council Chambers.

Subject: Torrance Boulevard Study.

8. COMMUNITY MATTERS

8a. PROCLAMATION proclaiming May 1990 as "Older Americans Month" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert and gratefully accepted by Senior Citizens Councilmember Walt West.

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- 8b. PROCLAMATION proclaiming the week of April 8 through 14, 1990, as "Medal of Valor Week" in the City of Torrance.

SO PROCLAIMED by Mayor Geissert and accepted with appreciation by Police Chief Nash.

- 8c. PROCLAMATION declaring April 9 through April 13, 1990, as "Building Safety Week."

SO PROCLAIMED by Mayor Geissert and accepted by Building and Safety Director Grippo, who noted that the City would be hosting a Teleconference on April 10, 1990 re "Flammable Liquids - A Code Approach."

9. LIBRARY/PARKS AND RECREATION MATTERS

- 9a. REQUEST FOR WAIVER OF CITY POLICY GOVERNING COMMISSION ATTENDANCE AT CONFERENCES AND SEMINARS

RECOMMENDATION

The City Librarian recommends that your Honorable Body authorize a Commissioner to attend meetings in Sacramento on April 30 - May 1, 1990.

After clarification by the City Manager, Commissioner Kimmel, slated to attend the California Association of Library Trustees & Commissioners [CALTAC] meeting of 4-30, as well as Library Legislative Day, 5-1, was commended by Councilman Wirth for her participation in CALTAC as a member of the Board of Directors.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the City Librarian. The motion was seconded by Councilman Mock and carried, with roll call vote reflecting unanimous approval.

- 9b. SPECIAL EVENT FEATURING CITY AND COMMUNITY SERVICES FOR RESIDENTS WITH DISABILITIES

RECOMMENDATION

The Parks and Recreation Director and the Human Resources Commission recommend that the City Council

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approve having a special event entitled "Focus on Disabilities: An Open House featuring City and Community Resources for People with Disabilities" on Saturday, June 16, 1990 from 11:00 AM to 2:00 PM at the Civic Center Library Meeting Room.

Human Resources Commissioner Hope Witkowsky introduced members of the DISABLED Advisory Committee and briefly addressed the proposed event.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the Parks and Recreation Director and the Human Resources Commission. The motion was seconded by Councilman Mock and carried, with roll call vote reflecting unanimous approval.

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. SUBSTITUTION OF SUBDIVIDER FROM REYNOLDS METALS COMPANY TO SHIMIZU LAND CORPORATION & SUBDIVISION AGREEMENT EXTENSION - TRACT 43077

RECOMMENDATION

It is recommended by the City Engineer that your Honorable Body: 1) authorize the substitution of subdivider for Tract 43077, 2) approve the Substitution Agreement and release the existing bonds and 3) approve an eight-month extension to November 10, 1990 to allow completion of public improvements per Subdivision Agreement dated November 10, 1988.

MOTION: Councilman Wirth moved to concur with the above stated recommendation of the City Engineer. The motion was seconded by Councilman Mock and carried, with roll call vote reflecting unanimous approval.

11. POLICE AND FIRE MATTERS

11a. SOUTH BAY/TORRANCE ROTARY CLUB DONATION TO D.A.R.E. PROGRAM

Withdrawn; see page 2.

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12. PLANNING AND ZONING MATTERS

12a. RESOLUTION DENYING PP 89-47, W 89-30 and D 89-56:
GARLAND DEVELOPMENT COMPANY

Continued to April 10, 1990; see page 2.

13. ENVIRONMENTAL/BUILDING AND SAFETY MATTERS

13a. AWARD OF CONTRACT FOR PROFESSIONAL SERVICES FOR TESTING
AND INSPECTION FOR THE TORRANCE CULTURAL ARTS CENTER

RECOMMENDATION

It is recommended by the City Manager that the Council authorize a contract agreement to be signed with Twinning Laboratories for Testing and Inspection Services in an amount not to exceed \$153,698.00 with payment made on an hourly rate basis.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Manager. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval.

14. PERSONNEL MATTERS

14a. APPROVAL OF REVISED CLASS SPECIFICATION FOR SENIOR
ENVIRONMENTAL QUALITY OFFICER

RECOMMENDATION

The Personnel Department and the Civil Service Commission recommend adoption of the proposed revised class specification of Senior Environmental Quality Officer. The Engineers have been met and conferred with and they neither oppose nor endorse the proposed revision.

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

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...Heard at this time out of order...

22. ORAL COMMUNICATIONS

22a. After being observed in the audience by Mayor Geissert, Ms. Jolene Combs, Chairwoman of the Journalism Department at El Camino College came forth and introduced her day and evening journalism classes.

...Council returned to its regular agenda order...

15. HEARINGS

*

Councilman Nakano announced that he would be abstaining from Agenda Item 15a in that he resides within the notification area for the project. He subsequently exited Chambers.

*

15a. CUP 89-68, D 89-66: KAIYO INTERNATIONAL

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission decision to approve a Conditional Use Permit to allow the construction of a two-unit condominium development and a Division of Lot to allow a one-lot subdivision for condominium purposes on property located in the R-2 zone at 2615 Monterey Street. CUP 89-68, D 89-66: KAIYO INTERNATIONAL

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

Staff presentation was provided by Sr. Principal Planner Gibson, who noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project. Mr. Gibson addressed specifics about the overhang on the driveway in response to Mayor Geissert's expressed concerns about its proximity to adjacent property and adequate clearance.

Mr. Roger Dupont, Architect, 1846 - 9th Street, Manhattan Beach, provided the history to various design submittals for the property, discussing in detail this latest proposal.

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Opposition to the project, based upon its size in relation to the lot; incompatibility with surrounding properties; and potential impacts to congestion and parking problems was voiced by the following speakers:

Mr. Joe Corter, 1754 Elm Avenue.

Mr. Ed Greene, 3205 Onrado Street, representing members of the Madrona Homeowners Association, who provided history to the initial lot split creating the subject parcel.

Mr. David Hagan, 1751 Elm Avenue.

Ms. Monett Dill, 1750 Fern Avenue.

Mr. Gene Jones, 1754 Fern Avenue.

It was moved by Councilman Applegate that the hearing be closed. This motion was seconded by Councilman Mock and roll call vote reflected unanimous approval.

Councilman Wirth reported that he had appealed this matter on behalf of a concerned neighbor who did not attend the hearing and stated that upon viewing the site he had concerns about the project and its compatibility in the neighborhood.

Mayor Geissert noted that this application represents one of those cases where land has been zoned for one purpose but historically used for another and where the property owner is attempting to "over maximize" development of the land. She stated that the City today would not subdivide lots into 5,000 sq. ft. parcels particularly with a designation of R-2 zoning so that two units could be built on the lots.

The Mayor expressed concerns about the project's compatibility with the immediate area; its FAR in relation to the size of the lot; and the overhang on the driveway.

Concurring with the Mayor, Councilman Mock offered the following:

MOTION: Councilman Mock moved to grant the appeal and deny the project without prejudice. The motion was seconded by Councilman Wirth and ultimately carried [see page 8.]

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During discussion staff affirmed Councilwoman Hardison's concerns that the applicant could pull permits to construct apartment units at the subject location which would be very similar in nature to the proposed project.

While feeling the concept of the project to be reasonable, Councilman Walker felt that it should be scaled down in size. He stated that he felt the economic feasibility of constructing apartment units at the site is nil and discussed his preference for condominium development over apartment units.

With staff providing an overview of development in the vicinity, Councilman Wirth suggested that residents may want to pursue rezoning the area to R-1.

Roll call vote taken at this time reflected unanimous approval of the motion for denial without prejudice (Councilman Nakano abstained.)

Councilman Walker stated that he was not in favor of downzoning the area because of one massive development and reported that he would like to see the applicant return with a project more suitable to the area.

Councilwoman Hardison voiced her continuing concern with two-unit condos proposed for small lots, and reported that she is anxious for upcoming consideration of this matter.

*

Councilman Nakano returned to Chambers and joined his colleagues.

*

15b. PP 89-41, W 89-25: STEVEN KAM

Mayor Geissert announced that this was the time and place for continued City Council consideration of an appeal of a Planning Commission approval of a Precise Plan of Development and a Waiver to allow the construction of a second-story addition to an existing two-story single family residence with less than the required twenty foot average front yard setback on property located in the Hillside Overlay District in the R-1 zone at 4438 Vista Largo. PP 89-41, W 89-25: STEVEN KAM

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

The Mayor noted that a request had been received by the applicant to hold this matter until April 17. There being no response to her request for audience input, the following was offered:

MOTION: Councilman Applegate moved to continue PP 89-41 & W 89-25: STEVEN KAM to April 17, 1990. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval.

15c. ISSUANCE OF QUALIFIED 501(C)3 BONDS BY THE CITY OF LOS ANGELES TO BENEFIT BAY HARBOR HOSPITAL

Mayor Geissert announced that this was the time and place scheduled for a public hearing before the City Council on the proposed issuance of Qualified 501(C) 3 Bonds by the City of Los Angeles to benefit Bay Harbor Hospital as required by the Tax Equity Fiscal Responsibility Act of 1982 (TEFRA HEARING).

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

RECOMMENDATION

The Finance Director and the City Attorney recommend that your Honorable Body hold the public hearing, determine to issue the bonds, and adopt a Resolution authorizing the financing and issuance of the \$13.1 million 1990 purchase agreement.

Clarification was provided by City Attorney Nelson and Finance Director Giordano, after which staff effort related to this matter was praised by Councilman Applegate.

It was moved by Councilman Applegate that the hearing be closed. This motion was seconded by Councilwoman Hardison and roll call vote reflected unanimous approval.

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RESOLUTION NO. 90-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AN INSTALLMENT PURCHASE FINANCING TO BE UNDERTAKEN BY THE CITY OF LOS ANGELES TO BENEFIT BAY HARBOR HOSPITAL, INC.

MOTION: Councilman Nakano moved to adopt Resolution No. 90-55. The motion was seconded by Councilman Walker and carried, with roll call vote reflecting unanimous approval.

Representatives of Bay Harbor Hospital, seated in the audience, were acknowledged and extended best wishes by the Mayor.

17. ADMINISTRATIVE MATTERS

17a. SUPPORT OF LEGISLATION RESTORING LOCAL CONTROL FOR MORE STRINGENT BUILDING STANDARDS

RECOMMENDATION

The City Manager recommends that the City Council adopt a position of support for AB 2666 (Hansen) and SB 1830 (Green) and that letters of support for both bills be sent to the appropriate elected officials.

Management Assistant Sunshine clarified the nature of Agenda Item 17a after which it was MOVED by Councilman Wirth to concur with the above stated recommendation of the City Manager. This motion was seconded by Councilman Walker and roll call vote reflected unanimous approval.

At 8:10 PM, the City Council met in joint session with the Redevelopment Agency of the City of Torrance.

At 8:11 PM, The Council/Agency remained in joint session and convened as the Cable Television Public Access Foundation. The Meeting of the Foundation was adjourned at 8:13 PM and the Council/Agency remained in joint session for purposes of a joint executive session held later in the meeting; see page 11.

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22. ORAL COMMUNICATIONS

- 22a. Ms. Jolene Combs, El Camino College; see page 6.
- 22b. Staff acknowledged Councilman Applegate's request for appropriate recognition of the State Heavyweight Wrestling Champion, a student of West High School.
- 22c. Councilman Applegate suggested that staff explore the replacement of weathered "Welcome To Torrance" signs.
- 22d. Regarding R-1 development, Councilwoman Hardison requested that staff provide a definition of what is considered a basement.
- 22e. Councilman Mock requested that an agenda item be prepared regarding possible reconsideration of a Bank of America sign considered by the Council last year.
- 22f. Councilman Wirth commented on recently publicized activities of the Protect our Property Committee.
- 22g. Having not seen his wife since early morning, Councilman Wirth wished Nancy "Happy Anniversary."
- 22h. City Clerk Bramhall commented on the filing requirements of political organizations.
- 22i. Mayor Geissert discussed her attendance at the SB 2857 (Tucker) hearing in Sacramento.
- 22j. Mr. Frank Rizzardi, 23544 Carlow Road, Treasurer of the Protect our Property Committee addressed the function of the Committee and its filing activities.
- 22k. Referencing Mayor Geissert's comments, Councilman Nakano noted the difference in conflict of interest requirements for State legislators vs. City Council members.
- 22l. Dr. Reynaldo Verdugo, 2810 Martha Avenue, discussed his concerns about traffic safety at the intersection of 228th Street and Western Avenue, suggesting the installation of a traffic signal. Clarification was provided by cognizant staff members.

23. EXECUTIVE SESSION

- 23a. The City Council/Redevelopment Agency having remained in joint session, as indicated above, Mayor/Chairwoman Geissert

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read the following statement into the record:

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

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

Pending litigation entitled People of the State of California vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953;

Negotiations for lease/purchase of Columbia School site with Torrance Board of Education;

Property acquisition at 1860 Torrance Boulevard (Old Shoe Factory) involving Dan Stumpus and Nicholas Peters.

Current litigation entitled Fred Smith vs. The City of Torrance Los Angeles Superior Court Case No. C 620563; and

Pending litigation entitled Jerry Conrow, etc. vs. The City of Torrance, et al., Los Angeles Superior Court Case No. C 756372.

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

Acting as the Redevelopment Agency Board, the Council will recess to closed session to confer with Agency staff regarding property acquisition at 1860 Torrance Boulevard (Old Shoe Factory) involving Dan Stumpus and Nicholas Peters.

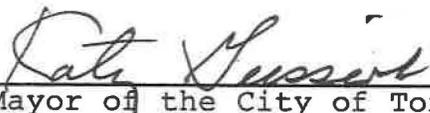
Authority to hold an executive session for this purpose is contained in Government Code Section 54956.8.

At 8:35 PM, the City Council/Redevelopment Agency recessed to joint executive session, returning at 10:17 PM. No action was taken on Council-related matters.

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24. ADJOURNMENT

The meeting of the City Council/Redevelopment Agency was formally adjourned at 10:20 PM to Tuesday, April 10, 1990, 7:00 PM.



Mayor of the City of Torrance



Clerk of the City of Torrance

Valerie Whippie
Minute Secretary

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