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Torrance City Council - June 19, 1990

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Adjournment was at 11:34 p.m. to Tuesday, June 26, 1990, 7:00 p.m.	

#

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, June 19, 1990, at 5:38 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Hardison, Nakano, Walker, Wirth and Mayor Geissert.
Councilman Applegate arrived at 5:40;
Councilman Mock, at 7:10 p.m.

Absent: None.

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

3. FLAG SALUTE/INVOCATION

Ms. Jeanette Pierson led the salute to the flag.

The invocation for the meeting was provided by Fire Chief Scott Adams.

* * *

Councilman Applegate arrived at 5:40 p.m.

* * *

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

MOTION: Councilman Wirth moved to approve the minutes of the City Council meeting of May 15, 1990, as recorded. His motion was seconded by Councilwoman Hardison, and roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

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 Councilwoman Hardison and roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

5. MOTION RE POSTING OF AGENDA

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

6. WITHDRAWN OR DEFERRED ITEMS

City Manager Jackson requested that Agenda Item 17a, WORKER'S COMPENSATION INSURANCE COVERAGE OF VOLUNTEER PERSONNEL, be withdrawn from this agenda.

7. COUNCIL COMMITTEE MEETINGS

Public Safety Committee

Tuesday, August 14, 1990, 4:30 p.m.

Subject: Acutely Hazardous Materials Permit
Review and Permit Process.

8. COMMUNITY MATTERS

8a. PROCLAMATION - "Special Olympics Week" June 19-24, 1990

SO PROCLAIMED by Mayor Geissert and accepted with appreciation by Ms. Mary Ann Fick, Chairman of the Torrance Special Olympics Advisory Committee.

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Considered in conjunction with 8a, above...

8g. RECOGNITION OF SPECIAL OLYMPICS ATHLETES

Mayor Geissert presented letters of recognition to members of the Special Olympics Team who will participate in the Special Olympics Summer Games to be held at UCLA June 22 through 24.

Recipients of the award were:

Matthew Burton
Sam Cusimano
Jeremy Glindo
Mike Harding
Alan Lathey
Austin Lathey
Tom Schlemer
Kenny Willison

8b. PROCLAMATION of "Spirit of America 5K Charity Run Day"
in the City of Torrance on July 4, 1990

SO PROCLAIMED by Mayor Geissert and presented to Joe Quinones and Ty Sturgeon of the Torrance Exchange Club.

8c. RESOLUTION OF COMMENDATION - KARL F. JACKSON

RESOLUTION NO. 90-102

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE HONORING KARL F. JACKSON
AS THE TORRANCE AREA CHAMBER OF COMMERCE'S
1990 GEORGE H. WHITTLESEY MEMORIAL AWARD
RECIPIENT FOR HIS OUTSTANDING LEADERSHIP
AND DEDICATION TO THE TORRANCE COMMUNITY

MOTION: Councilman Nakano moved to adopt Resolution No. 90-102. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

This resolution will be presented to Mr. Jackson at a later date.

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8d. RESOLUTION OF COMMENDATION - TONI SARGENT

RESOLUTION NO. 90-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING TONI SARGENT AS THE TORRANCE AREA CHAMBER OF COMMERCE'S DISTINGUISHED CITIZEN AWARD RECIPIENT

MOTION: Councilman Nakano, seconded by Councilman Wirth, moved for the adoption of Resolution No. 90-103. Roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

Presentation to Ms. Sargent will be at a later date.

8e. RESOLUTION HONORING TREE TRIMMER JOE L. FERNANDEZ

RESOLUTION NO. 90-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE HONORING TREE TRIMMER JOE L. FERNANDEZ FOR HIS DEDICATION, PROFESSIONALISM AND CONTRIBUTIONS TO THE CITY OF TORRANCE THROUGHOUT HIS TWENTY-SEVEN YEARS OF SERVICE

MOTION: Councilman Nakano moved to adopt Resolution No. 90-96. His motion, seconded by Councilman Walker, carried by unanimous roll call vote [Councilman Mock not as yet arrived].

8f. RECOGNITION OF HIGH SCHOOL GRADUATES

Certificates of recognition were presented by Mayor Geissert to the following outstanding graduates of Torrance High Schools who have maintained a 4.0 grade point average throughout their high school tenure.

NORTH HIGH SCHOOL

Principal: Peggy Tremayne

Derek Yokota
Khanh Nguyen

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SOUTH HIGH SCHOOL

Principal: Dr. John Schmitt

Linda Chung
Chrissy Hsieh
Marie Kao
Ho Serb Kim
Carrie King
Pat Lee
Dirk Pranke
Shelly Sasahara

BISHOP MONTGOMERY

Principal: Brother Tom Sahy

Jennifer Haney
Erika Kinetz

TORRANCE HIGH SCHOOL

Asst. Principal: Victoria Estrada

J. Alicia Grice
Ken Kuniyuki
Sandie Kim
Linda Ng

WEST HIGH SCHOOL

Principal: William Bawden

Bernard Chin
Kelly Courter
Arthur Huang
Deborah Kawamura
Jennifer Kurlak
Amy Wilson

8g.

INTRODUCTION OF SPECIAL OLYMPICS ATHLETES

See Page 3.

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8h. PRESENTATION FROM SUMMER MUSICAL "THE MUSIC MAN"

Mr. Chip Hipkins, director of the City of Torrance 1990 Summer Musical, "The Music Man" was present to introduce several cast members from that production.

A musical presentation, as well as a dramatic scene, from "The Music Man" was then provided to the delight of the Council and all present. All were invited to attend this Summer Musical at the El Camino College Marsee Auditorium July 6, 7, 13 and 14.

Considered next out of order...

21. ADDENDUM MATTERS

21a. PRESENTATION HONORING ANZA ELEMENTARY SCHOOL

Mayor Geissert presented a plaque to Anza Elementary School's Acting Principal Joe Zeiler, recognizing the school's designation as a National Exemplary School.

Members of the faculty of Anza Elementary were also present to share in this outstanding honor.

Regular agenda order was resumed...

8i. POSITION OF LEAGUE OF WOMEN VOTERS RE CITY CHARTER

Ms. Lynitta Schaffer, President of the Torrance League of Women Voters, presented the League's position [of written record] regarding recommended review and revision of the City's Charter.

Brief comments regarding suggestions proposed in the League material were offered by Councilman Walker. Observations were also set forth by Mayor Geissert.

It was ultimately directed by the Mayor that this matter be referred to the Council's Employee Relations/Departmental Organization Committee for consideration and recommendation to the Council as a whole.

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9. LIBRARY/PARKS AND RECREATION MATTERS

9a. ROBERTI-Z'BERG-HARRIS URBAN OPEN SPACE AND RECREATION PROGRAM GRANT FUNDING APPLICATION

RESOLUTION NO. 90-105

A RESOLUTION OF THE TORRANCE CITY COUNCIL AUTHORIZING AN APPLICATION TO THE STATE OF CALIFORNIA FOR ROBERTI-Z'BERG-HARRIS URBAN OPEN SPACE AND RECREATION PROGRAM FUNDS TO ORGANIZE AND DEVELOP A HISTORIC/RAILROAD ELEMENT AT CHARLES H. WILSON PARK AND MAKING CERTIFICATIONS FOR THE APPROPRIATION OF UP TO \$22,950 IN MATCHING FUNDS

MOTION: Councilman Nakano moved to adopt Resolution No. 90-105. His motion, seconded by Councilman Walker, carried by unanimous roll call vote [Councilman Mock not as yet arrived].

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. RIGHT-OF-WAY ACQUISITION AND APPROVAL OF CLAIMS FOR PAYMENT FOR RIGHT-OF-WAY FOR THE CARSON STREET IMPROVEMENT PROJECT

RECOMMENDATION:

It is recommended that your Honorable Body: (1) adopt the resolution accepting the terms of the negotiated settlements of right-of-way acquisition for Parcel Nos. 5, 6, 7, 8, 24, 27 and 31, and authorize the Mayor and City Clerk to accept and execute the Right-of-Way Agreements with the owners of the said parcels; and (2) authorize payments be made to the property owners.

RESOLUTION NO. 90-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING PAYMENT FOR STREET EASEMENTS ON CARSON STREET BETWEEN MADRONA AVENUE AND CRENSHAW BOULEVARD AND AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO ACCEPT AND EXECUTE THESE CERTAIN RIGHT-OF-WAY AGREEMENTS INCLUDED HEREIN

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MOTION: Councilman Nakano moved to adopt Resolution No. 90-106, including the authorization of payment. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

11. POLICE AND FIRE MATTERS

11a. FUNDING FOR COMPLETION OF CONSULTANT REVIEW OF MOBIL RISK MANAGEMENT AND PREVENTION PROGRAM (RMPP) FOR HYDROGEN FLUORIDE (HF)

RECOMMENDATION:

The Fire Chief recommends that the City Council appropriate the additionally required \$17,200 to complete the Mobil Oil RMPP review from the General Fund Contingency Reserve.

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the Fire Chief. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable [Councilman Mock not as yet arrived].

Mayor Geissert requested that the Council be provided with a report on RMPP cost related matters. Fire Chief Adams indicated that he will follow through.

14. PERSONNEL MATTERS

14a. JOB TRAINING PARTNERSHIP ACT (JTPA) CONTRACT RENEWALS

RESOLUTION NO. 90-107

A RESOLUTION OF THE CITY COUNCIL OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST CONTRACTS BETWEEN THE CITY OF TORRANCE AND THE AUTOMOTIVE TRAINING CORPORATION OF AMERICA (ATCOA), DIAL SCHOOL OF TRUCKING, AND LOS ANGELES CHAPTER NATIONAL TOOLING AND MACHINING ASSOCIATION

MOTION: Councilman Nakano moved to adopt Resolution No. 90-107. His motion, seconded by Councilman Walker, carried by unanimous roll call vote [Councilman Mock not as yet arrived].

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15. HEARINGS

15a. ZC 90-1, GPA 90-1, CUP 90-6, PD 90-1, TT 49029
GERALD J. MARCIL

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of a Zone Change from M-2 (Heavy Manufacturing) to PD (Planned Development), a General Plan Amendment from Heavy Industrial to Medium Density Residential, a Conditional Use Permit and Planned Development to allow the construction of 84 condominium units and a Tentative Tract to allow a three-lot subdivision for condominium purposes on the north side of Plaza Del Amo east of Maple Avenue. ZC 90-1, GPA 90-1, CUP 90-6, PD 90-1, TT 49029, GERALD J. MARCIL.

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

Staff presentation was provided by Senior Principal Planner Gibson who noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project.

Questions of the Council were then addressed by Mr. Gibson, following which Mayor Geissert invited the proponent to present his case.

Mr. Gerald Marcil, 43-D Malaga Cove Plaza, Palos Verdes Estates, submitted copies of correspondence [of record] signed by the president of the Summerwind Homeowners Association Board of Directors, said correspondence indicating approval of the proposed project.

After describing his project in some depth, Mr. Marcil reviewed specific conditions of approval as follows...

Condition #4: "That a 48-foot wide turn-around area shall be provided...." Mr. Marcil requested that the condition read "...to the satisfaction of the Department of Transportation" [deleting reference to a specific width].

Condition #5: "That a minimum of 80 feet of driveway throating...shall be provided...." A change to 70 feet was requested by the applicant.

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Condition #10: "That an energy conservation plan which includes the use of solar energy...for the pool heating shall be provided...." Deletion of this requirement was requested.

Condition #14: "That the developer shall work with Santa Fe Energy to construct a 10-foot high solid wall...." Modification of this condition to read "...up to 10 feet" was desired by Mr. Marcil.

Condition #38: "That a minimum of 300 square feet of private open space shall be provided for each unit." An average of 300 square feet per unit was requested.

* * *

Councilman Mock arrived at 7:10 p.m.

* * *

The above requested modifications to conditions were discussed at some length. At various times during the discussion Mayor Geissert voiced her personal disappointment that not all of these requested changes were brought up for consideration at the Planning Commission level. Of particular concern to the Mayor in this regard was Condition #38 regarding private open space

Councilwoman Hardison requested information as to the number of lots involved which do not meet the minimum private open space requirement.

The applicant advised that 79 of the 84 total units can meet the 300-foot minimum. The five remaining units, per Mr. John Manavian, architect, have the following open space allotments.

two units with 220 square feet,
two units with 248 square feet,
one unit with 270 square feet.

It was recommended by Councilman Walker that approval of the private open space on these five units be left to the discretion of the Planning Director.

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Condition #14 was also addressed.

Mr. Floyd Krabble, 2850 Monterey Street, area production superintendent representing Santa Fe Energy, noted that their drill site is some 4 feet higher than the ground level of the subject property. He advised that Santa Fe has not been contacted by the developer relative to a buffer zone between the oil site and homes and expressed concern that that buffer zone be adequate to provide desired protection.

Building Regulations Administrator Isomoto explained that it was the City's original intent that an 8-foot wall [changed to 10 feet at the Planning Commission hearing] be provided on top of the berm, thus creating a noise mitigating buffer some 12 feet higher than the building pad of the homes.

The applicant's request to Council that he be allowed the flexibility to increase the wall up to 10 feet with a minimum of 8 feet was discussed. Senior Principal Planner Gibson suggested that the height of the wall and of the berm be to the satisfaction of the Planning and Building and Safety Departments.

In response to a question by the Mayor, Senior Principal Planner Gibson advised that there is no assumption that Santa Fe Energy would be participating in the cost.

Modification of the condition to delete the reference to 10 feet and to make approval subject to the satisfaction of the Planning and the Building and Safety Departments was ultimately agreed upon.

A resident of the nearby Windemere development, Mr. David Galoon, 2571 Plaza Del Amo, spoke in support of the subject project.

There being no further comments from the audience, Councilman Applegate moved to close the hearing. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

Council discussion culminated in the following...

MOTION: Councilman Applegate moved to deny the appeal and approve the project for ZC 90-1, GPA 90-1, CUP 90-6, PD 90-1, TT 49029, Gerald J. Marcil, with the following modifications.

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Condition #4 to read: "That a turn-around area shall be provided in advance of any access controls to the satisfaction of the Department of Transportation."

Condition #5 to read: That driveway throating, as measured from the curb face, shall be provided to the satisfaction of the Department of Transportation."

Condition #10 to read: "That an energy conservation plan which excludes the use of solar energy for the pool heating shall be approved by the Building and Safety Department."

Condition #14 to read: "That the developer shall work with Santa Fe Energy to construct a solid wall on the bermed area on the Secondary Oil Recovery site to mitigate noise and provide screening of the site and to provide landscaping between the wall and the driveway on Santa Fe Energy's property to the satisfaction of the Planning and Building and Safety Departments. A 6.5 foot high wall shall be provided between each unit."

Condition #38 to read: "That a minimum of 300 square feet of private open space shall be provided for 79 of the units and a minimum of 220 square feet for the additional five units."

The motion was seconded by Councilman Walker.

There was no roll call vote on the motion on the floor. Mayor Geissert requested that the City Clerk assign numbers and read titles to the following...

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RESOLUTION NO. 90-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF 84 CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE PD ZONE AT THE NORTH SIDE OF PLAZA DEL AMO APPROXIMATELY 700 FEET EAST OF MAPLE AVENUE
CUP 90-6: GERALD J. MARCIL

MOTION: Councilman Nakano moved to adopt Resolution No. 90-108 as modified. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

RESOLUTION NO. 90-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PLANNED DEVELOPMENT TO ALLOW CONSTRUCTION OF 84 CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE PD ZONE AT THE NORTH SIDE OF PLAZA DEL AMO APPROXIMATELY 700 FEET EAST OF MAPLE AVENUE
PD 90-1: GERALD J. MARCIL

MOTION: Councilman Nakano moved to adopt Resolution No. 90-109 as modified. This motion, seconded by Councilman Walker, carried by unanimous roll call vote.

ORDINANCE NO. 3304

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY AT THE NORTH SIDE OF PLAZA DEL AMO AND APPROXIMATELY 700' EAST OF MAPLE AVENUE FROM M-2 (HEAVY MANUFACTURING) TO PD (PLANNED DEVELOPMENT)
ZC 90-1: GERALD J. MARCIL

MOTION: Councilman Nakano moved to approve Ordinance No. 3304 at its first reading. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

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RESOLUTION NO. 90-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION 74-194, TO REVISE THE DESIGNATION OF THE PROPERTY ON THE NORTH SIDE OF PLAZA DEL AMO AND APPROXIMATELY 700' EAST OF MAPLE AVENUE FROM HEAVY INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL FOR CONDOMINIUM DEVELOPMENT

GPA 90-1: GERALD J. MARCIL

MOTION: Councilman Nakano moved to adopt Resolution No. 90-110. This motion, seconded by Councilman Walker, was unanimously approved by roll call vote.

Considered next out of order...

23a. EXECUTIVE SESSION MATTERS

Mayor Geissert read the following statement into the record.

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

- Salaries, salary schedules and compensation for certain unrepresented employees and represented employee groups as well as certain other personnel matters;
- Pending litigation entitled People of the State of California vs. Mobil Oil Corporation, et al., Los Angeles Superior Court Case No. C 719953;
- Pending litigation entitled Francisco Yuri vs. City of Torrance, et al., Los Angeles Superior Court Case No. SWC 96625;
- Pending litigation entitled Josephine Wood vs. City of Torrance, Los Angeles Superior Court Case No. SWC 99639;
- Pending litigation entitled Sasan Roshanzaer vs. City of Torrance, South Bay Municipal Court Case No. 128478;

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- Pending litigation entitled Jerry Conrow, an individual and partner in Park Beyond the Park, et al vs. City of Torrance, Los Angeles Superior Court Case No. SWC 111730; and
- Pending litigation entitled Jerry Conrow, an individual, et al vs. City of Torrance, et al., Los Angeles Superior Court Case No. C756372.

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

At 8:03 p.m. the Mayor called a recess, followed immediately by an executive session for the purposes outlined above. The Council returned at 9:40 p.m., to continue in regular agenda order.

See Page 25, for a continuation of this executive session.

The Council now returned to...

15b. ZC 89-5, CUP 89-84, GPA 89-7, TT 48313 (EA 89-21):
ROBERT GARSTEIN

Mayor Geissert announced that this was the time and place for the continued City Council consideration of an appeal of a Planning Commission approval of a Zone Change from M-1 (Light Manufacturing) to R-3 (Limited Multiple Family Residential); a General Plan Amendment from Low Density Residential to Medium Density Residential; a Conditional Use Permit to allow the construction of 23 condominium units; and a Tentative Tract to allow a one-lot subdivision for condominium purposes on property located at the northwest corner of Gramercy Place and Artesia Boulevard. ZC 89-5, CUP 89-84, GPA 89-7, TT 48313 (EA 89-21): ROBERT GARSTEIN.

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

During the staff presentation on this item Senior Principal Planner Gibson noted that the Planning Department recommends denial of the appeal and approval of the project.

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Mr. Mike Abram, 121 West Torrance Boulevard, Redondo Beach, reviewed efforts to mitigate concerns expressed during the earlier Council consideration of this project. Modifications reflected in the current plans were noted by Mr. Abram to include the following:

- ... Density reduced to .60 FAR.
- ... Guest parking spaces increased to 12.
- ... Open access provided to Artesia Boulevard with secondary access on Gramercy Place.
- ... Increased setbacks for Building #1, with unit facing the Burk property.

Audience input was invited by the Mayor.

Mr. Frank Babic, 17104 Haas Avenue, suggested Gramercy Place be used as an entrance only. Traffic concerns as well as problems regarding pollution and existing sewer odors were noted by this speaker.

Mr. Steve Burk, 17214 Illinois Court, addressed setback and privacy concerns, access to the project; actual and anticipated traffic problems; and an existing sewer odor.

The proponent, Mr. Robert Garstein, 2545 West 237th Street, Suite I, clarified design parameters relating to setbacks and stated that they could relocate the kitchen window presently facing the Burk's front yard to the westerly face of the unit.

Ms. Karen Burk, 17214 Illinois Court, suggested access to the site from Artesia Boulevard only, with Gramercy Place designated as emergency access. In describing current traffic problems in this area, Ms. Burk suggested that it might prove beneficial to restrict access onto Wilton Place, Haas Avenue and 171st Street to specific hours only.

In response to Ms. Burk's further expressed concerns regarding privacy, Mr. Garstein advised that they are willing to reduce the size of a dining room window on the northerly face of the unit near the Burk property, if such action would comply with Code requirements for light and ventilation.

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The next audience speaker was Mr. Joe Lopresto, corner of 171st Street and Wilton Place, who suggested no left turn from Artesia onto either Haas or Wilton Place between the hours of 7:00 and 9:00. This speaker also suggested a 3-way signal at 171st and Van Ness; installation of needed street improvements on Gramercy Place; and the provision of additional guest parking spaces in the subject development.

Traffic and sewer odor problems were addressed by Ms. Alice Narey, 17044 Wilton Place.

City Engineer Burtt explained measures which can be taken to help mitigate some of the odors emanating from the sewer in this area and stated that his department will follow through with an appropriately registered complaint with the Sanitation District. Mr. Burtt assured those present that there is no problem with sewer capacity in the area.

Mr. Allen Miyamoto, 16926 Haas Avenue, noted his concerns regarding density, traffic flow, guest parking, location of trash dumpsters, and drainage.

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

During the ensuing Council discussion Councilwoman Hardison strongly urged that, if this project is approved, the building presently on this site be removed in that it represents an attractive nuisance. Senior Principal Planner Gibson pointed out that this is addressed in conditions of approval for the project.

The Mayor noted receipt of correspondence requesting Traffic Commission consideration of 4-way STOP signs at Wilton and at Haas and 171st Street. Mayor Geissert requested that the Traffic Commission, at the same time, consider other controls [such as right turn only restrictions during certain hours] that might be instituted in the area between Van Ness and Gramercy Place to Artesia. Traffic Manager Vance to follow through.

MOTION: Councilman Applegate moved to deny the appeal and grant the project on ZC 89-5, CUP 89-84, GPA 89-7, TT 48313, Robert Garstein. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

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ORDINANCE NO. 3305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY AT THE NORTHWEST CORNER OF GRAMERCY PLACE AND ARTESIA BOULEVARD FROM M-1 (LIGHT MANUFACTURING) TO R-3 (RESTRICTED MULTIPLE-FAMILY RESIDENTIAL)

ZC 89-5: ROBERT GARSTEIN-RGA, INC.

MOTION: Councilman Nakano moved to approve Ordinance No. 3305 at its first reading. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

RESOLUTION NO. 90-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED AUGUST 29, 1974, BY RESOLUTION 74-194, TO REVISE THE DESIGNATION OF THE PROPERTY ON THE NORTHWEST CORNER OF GRAMERCY PLACE AND ARTESIA BOULEVARD FROM LOW DENSITY TO MEDIUM DENSITY RESIDENTIAL FOR CONDOMINIUM DEVELOPMENT

GPA 89-7: ROBERT GARSTEIN

MOTION: Councilman Nakano moved to adopt Resolution No. 90-111. This motion, seconded by Councilman Walker, carried by unanimous roll call vote.

RESOLUTION NO. 90-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF 23 CONDOMINIUM UNITS ON PROPERTY LOCATED IN THE R-3 ZONE AT THE NORTHWEST CORNER OF ARTESIA BOULEVARD AND GRAMERCY PLACE

CUP 89-84: ROBERT GARSTEIN

MOTION: Councilman Nakano, seconded by Councilman Walker, moved to adopt Resolution No. 90-112. Roll call vote was unanimously favorable.

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It was the request of Mayor Geissert that the 171st Street area traffic problem be scheduled for Traffic Commission review as quickly as possible. The Mayor requested that individuals who have expressed concerns regarding the subject project be notified of that meeting.

17. ADMINISTRATIVE MATTERS

17a. WORKER'S COMPENSATION INSURANCE FOR VOLUNTEER PERSONNEL

Withdrawn - to be rescheduled for a later meeting [see Page 2].

17b. OCCUPANCY TAX EXEMPTION - LOW INCOME HOUSEHOLDS

RECOMMENDATION

It is recommended that your Honorable Body direct the City Attorney to bring back an ordinance next week exempting individuals from the Occupancy Tax with annual household incomes less than \$12,000 and that have resided in a hotel or motel 60 days or more.

MOTION: Councilman Wirth moved to concur with staff's recommendation on Agenda Item 17b. His motion, seconded by Councilman Mock, carried by unanimous roll call vote.

17c. INTEGRATED PAYROLL/HUMAN RESOURCES SYSTEM CONTRACT

RECOMMENDATION:

The Finance Director and the Information Systems Director recommend that your Honorable Body approve the contract for the purchase of the Ross Systems (Argonaut) Payroll Version 5.5 and Human Resources Version 2.3 software in the amount of \$62,000.00, necessary enhancements in the amount of \$58,000.00, first year maintenance fee of \$9,300.00, and expenses not to exceed \$14,500.00, for a total contract amount not to exceed \$143,800.00.

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

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17d. INCREASE OF CITY MANAGER'S AUTHORIZATION LIMIT FOR
NEGOTIATION AND SETTLEMENT OF LIABILITY CLAIMS

RECOMMENDATION:

It is the recommendation of the City Manager and City Attorney that your Honorable Body increase the authorization limit for negotiations and settlements of liability claims by the City Manager from \$5,000 to \$24,999. If your Honorable Body concurs with the increase, the City Attorney will return with the necessary changes to the Torrance Municipal Code.

During discussion of this item it was generally indicated by Councilmembers that an increase to a lesser amount than proposed would be desirable. The following action was taken.

MOTION: Councilman Mock moved to increase the authorization limit for negotiations and settlements of liability claims by the City Manager from \$5,000 to \$10,000. His motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

20. CONSENT CALENDAR

20a. COUNCIL APPROVAL OF REQUEST FOR RATE INCREASE FOR CITY
TOW SERVICE

RECOMMENDATION:

The Purchasing Division and the Police Department recommend that your Honorable Body approve the new rates [of record in agenda item] effective June 13, 1990.

**See Page 24 for comment on this item.

20b. APPROVAL OF MAINTENANCE CONTRACT WITH CLSI, INC.
AND AUTHORIZATION OF PAYMENT

RECOMMENDATION:

The City Librarian recommends the City Council approve a new maintenance contract with CLSI, Inc., and authorize the current year's payment of \$47,095.07.

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20c. COUNCIL AWARD OF CONTRACT - To furnish the City's
Annual requirement of Miscellaneous Custodial Supplies
Ref: Bid No. B90-19
EXPENDITURE: \$84,570.12 (including sales tax)

RECOMMENDATION:

It is recommended that Council award the following
annual contracts for the required bid items.

1. It is recommended that Council award an annual contract to Hillyard Floor Care Supply of Los Angeles for bid items: 3, 5, 26, 32, 37, and 41 in the total amount of \$8,004.12 including sales tax.
2. It is recommended that Council award an annual contract to Waxie's Enterprises, Inc. of Santa Ana for bid items: 2, 6, 12, 14, 19, 20, 21, 23, 27, 28, 31, 35, 38, 44, 47, 49, and 50 in the total amount of \$29,126.89
3. It is recommended that Council award an annual contract to Zellerbach A Mead Company of Los Angeles for bid item 24 in the total amount of \$133.97.
4. It is recommended that Council award an annual contract to ABC Wiping Cloth, Inc. of Los Angeles for bid items 46, in the total amount of \$3,544.10.
5. It is recommended that Council award an annual contract to Peerless Wiping Materials Company of Los Angeles for bid item 42, in the total amount of \$18,247.85.
6. It is recommended that Council award an annual contract to Rochester Midland/Foremost Div. MTCE of Pico Rivera for bid items: 1, 7, 8, 9, 10, 16, 36, and 39, in the total amount of \$1,031.95.
7. It is recommended that Council award an annual contract to Gale Supply Company of Los Angeles for bid items: 4, 11, 33, 34, 40, 43, 51, 29, 30, and 48, in the total amount of \$8,722.38.
8. It is recommended that Council award an annual contract to Chip Distribution Company of Carson for bid items: 15, 17, 18, and 22, in the total amount of \$1,262.21.
9. It is recommended that Council award an annual contract to Unisource of Commerce for bid items: 45 and 13, in the total amount of \$14,496.65.

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20d. COUNCIL AWARD OF CONTRACT - Re: Award of Contracts
 for Annual requirements of Photographic Supplies
 Ref: Bid No. B90-22
 Expenditure: \$41,829.71 (including sales tax)

RECOMMENDATION:

It is recommended that your Honorable Body award contracts to the following lowest responsible bidders:

<u>Vendor</u>	<u>Amount of Contract*</u>	<u>Bid Items</u>
1. Diversified Photo Torrance, CA	\$35,919.99**	1-64, 66, 67, 70, 71
2. Imaging Products Encino, CA	\$337.82	73, 91-94
3. Hooper Camera Chatsworth, CA	\$5,571.90	65, 68, 69, 72, 74-90, 95-109

*Includes sales tax

**Includes 1% local sales tax consideration

20e. COUNCIL AWARD OF CONTRACT - To furnish the City's
 Annual Requirement of VT320-BA Terminals
 Ref: Bid No. B90-25
 Anticipated Expenditure: \$60,000.00

RECOMMENDATION:

The Purchasing Division and the Information Systems Department recommend that your Honorable Body award contracts for the City's annual requirement of VT320-BA Terminals to Universal Systems Integration of Lawndale (lowest responsible bidder for quantities 1-20) in the anticipated amount, Not to Exceed \$20,000.00, and to Continental Resources, Inc. of Torrance (lowest responsible bidder for quantities 21-100) in the anticipated amount, Not to Exceed \$40,000.00.

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20f.

COUNCIL AUTHORIZATION: To sell various SURPLUS vehicles and trucks listed herein via Public Auction

RECOMMENDATION:

The Purchasing Division and the Fleet Services Department recommend that your Honorable Body authorize the sale of the following SURPLUS vehicles utilizing the services of both commercial auction companies, Nationwide and Ken Porter Auction Company.

<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>
176	1982	PLY	GRAN FURY	2P3BB26N9CR195088	E791996	52153	FAIR
177	1982	PLY	GRAN FURY	2P3BB26NOCR195089	E792140	36261	FAIR
185	1985	FORD	LTD	1FABP3932FG206185	E478703	36801	GOOD
7355	1986	CHEV	CAPRICE	1G1BL6967GX197236	E493656	23892	FAIR
7363	1987	CHEV	CAPRICE	1G1BL5165HA152547	E094914	63128	FAIR
7364	1987	CHEV	CAPRICE	1G1BL5164HA152555	E094915	60177	FAIR
7367	1987	CHEV	CAPRICE	1G1BL5165HA152595	E094918	60004	FAIR
7370	1987	CHEV	CAPRICE	1G1BL516XHA163513	E085100	72647+	FAIR
7371	1987	CHEV	CAPRICE	1G1BL5165HA163791	E094930	86109	FAIR
7372	1987	CHEV	CAPRICE	1G1BL5161HA163996	E094931	88822	FAIR
7431	1983	FORD	LTD STA WGN	1FABP40X5DG170429	2PNU843	15235	GOOD
7466	1984	OLDS	CUTLASS	1G3AR47A2EM372343	IRYX317	73271	FAIR
7470	1985	PONT	GRAND AM	1G2NE27L7FC747450	2FEU069	62076	FAIR
7471	1984	OLDS	CUTLASS	1G3AJ19R1ED309064	2FKF452	78916	BAD ENG.
7871	1984	KAWAI	MOTORCYCLE	JKAKZCP13EB502232	E85J99	37790	POOR
8164	1987	CHEV	1/2 T	1GC DR14Z9HJ166447	E487932	58514	BODY DAM.
9118	1979	MOBIL	SWEEPER	820-3-908	E739855	74343	FAIR
9208	1975	FORD	TRACTOR- BACKHOE	C446078	E660235	20799	FAIR

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

**Councilman Applegate questioned the adequacy of the increase reflected in Agenda Item 20a [see Page 20]. City Manager's office will follow through and provide a report.

* * *

At 11:01 p.m., the City Council recessed and reconvened as the Redevelopment Agency of the City of Torrance. The meeting of the Redevelopment Agency was adjourned at 11:02 p.m.

* * *

21. ADDENDUM MATTERS

21a. PRESENTATION HONORING ANZA ELEMENTARY SCHOOL

See Page 6.

22. ORAL COMMUNICATIONS

22a. Fire Chief Adams reported on the outstanding efforts and performance of Torrance Fire Department personnel, as well as support units from neighboring cities, in controlling a fire in the Downtown area of the City this date.

22b. Councilwoman Hardison commented on the success of the recent Focus on Disabilities Fair organized by the Human Resources Commission.

22c. Councilwoman Hardison expressed appreciation for a written report received by Council relative to the Park Maintenance Supervisor matter.

22d. Councilwoman Hardison requested that an agenda item be prepared allowing the Council to take an official position regarding closure of the Los Angeles County Health Center in this City.

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22e. Councilman Nakano requested that staff investigate the possibility of permitting local high school students graduating with a 4.0 grade point average to participate in future Armed Forces Day Parades. City Manager's office to follow up.

22f. Councilman Walker commented on the proposal for a second sewage outfall in the Santa Monica Bay by the Hyperion Sewage Plant and requested that the City take an official stand in this regard at a very early date.

22g. Councilman Wirth requested an agenda item relative to double left turn lanes at 190th Street and Anza Avenue and at 190th Street and Inglewood Avenue, noting recent action taken by the City of Redondo Beach denying these turn lanes at the Inglewood Avenue/190th Street intersection.

23. EXECUTIVE SESSION

23a. EXECUTIVE SESSION MATTERS

See Pages 14 and 15 for a record of matters considered under an earlier executive session this date. The Council recessed at 11:15 p.m. to continue that earlier executive session.

The Council returned at 11:30 p.m. to take the following action.

MOTION: Councilman Applegate moved to concur with the recommendation of the City Attorney relative to Josephine Wood vs. City of Torrance, Los Angeles Superior Court Case No. SWC 99639; and Sasan Roshanzaer vs. City of Torrance, South Bay Municipal Court Case No. 128478.

This motion, seconded by Councilman Wirth, carried by unanimous roll call vote.

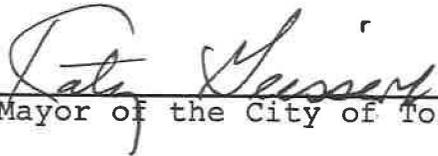
MOTION: Councilman Nakano moved to approve in concept the Memorandum of Intent for the Torrance Fiscal Employees Association. The motion was seconded by Councilman Walker and roll call vote was unanimously favorable.

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24. ADJOURNMENT

At 11:34 p.m., the meeting was formally adjourned to Tuesday, June 26, 1990, 7:00 p.m.

#


Mayor of the City of Torrance


Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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I N D E X

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