

I N D E X

Torrance City Council - November 13, 1990

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Peggy Laverty
Minute Secretary

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MINUTES OF AN ADJOURNED
REGULAR MEETING OF THE
TORRANCE CITY COUNCIL

OPENING CEREMONIES

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular meeting on Tuesday, November 13, 1990, at 5:30 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL

Present: Councilmembers Hardison, Mock, Nakano, Walker and Mayor Geissert. Councilmen Applegate and Wirth joined their colleagues at the inception of the executive session [5:32 p.m.]

Absent: None.

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

23. EXECUTIVE SESSION

23a. EXECUTIVE SESSION MATTERS

It was observed that the Council had convened at the 5:30 p.m. hour for purposes of an executive session. The following statement was read 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; and pending litigation;

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- 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 James Carroll vs. Southern California Edison, et al., Los Angeles Superior Court Case No. SWC 86446.
- Pending litigation entitled Betty Raidor vs. City of Torrance, etc., et al., Los Angeles Superior Court Case No. SWC 103260.

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

At 5:32 p.m., the City Council recessed to executive session, returning at 7:20 p.m. to hold the Regular City Council meeting of this date as reflected in the subsequent pages of these minutes.

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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, November 13, 1990, at 7:20 p.m., in the Council Chambers at Torrance City Hall [having been in adjourned regular session since 5:30 p.m., as reflected on Pages 1 and 2 of these minutes].

2. ROLL CALL:

All Councilmembers were present - see Page 1.

* * *

Mayor Geissert announced, with sadness, the recent passing of the following individuals.

Mr. George Powell, a former member of the Torrance City Council from 1948 to 1951.

Mr. Neale Henry, a long-time member of the Torrance Kitchen Band.

The Mayor directed that this meeting be adjourned in memory of Mr. Powell and Mr. Henry.

* * *

3. FLAG SALUTE/INVOCATION

The salute to the flag was led by Boy Scout Troop #310 - Ray Enriquez, Scoutmaster.

The invocation for the meeting was provided by Father Tom Fahy, Principal, Bishop Montgomery High School.

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4. APPROVAL OF MINUTES/MOTION RE FURTHER READING

MOTION: Councilman Applegate moved to approve the minutes of the City Council meeting of October 2, 1990, as recorded. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

MOTION: Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on the agenda for this meeting, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

5. MOTION RE POSTING OF AGENDA

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

6. WITHDRAWN OR DEFERRED ITEMS

None.

7. COUNCIL COMMITTEE MEETINGS

Public Safety Committee
November 21, 1990, 5:00 p.m.
Subject: Data Processing.

Finance and Governmental Operations Committee
December 6, 1990, 5:30 p.m.
Subject: First Quarter Budget Review.

City Council Workshops
December 11, 1990, 5:30 p.m.
Subject: General Aviation Center.

December 18, 1990, 5:30 p.m.
Subject: Automated Refuse Collection.

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8. COMMUNITY MATTERS

8a. RECOGNITION OF NICOLE AND GREGORY SCIARROTTA

Mayor Geissert presented plaques to Nicole and Gregory Sciarrotta honoring them as members of the United States Junior World Figure Skating Team. These young people were lauded by the Mayor for their outstanding talents and accomplishments.

8b. APPOINTMENT TO DISASTER COUNCIL

Following interviews, Mr. Michael Moore was appointed to fill the current vacancy on the Torrance Disaster Council. Mr. Moore was duly sworn to office by the City Clerk.

10. TRANSPORTATION/PUBLIC WORKS MATTERS

10a. CRENSHAW BOULEVARD TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

RESOLUTION NO. 90-222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONSENTING TO ESTABLISHMENT OF THAT PORTION OF CRENSHAW BOULEVARD FROM 120TH STREET TO CRESTRIDGE ROAD WITHIN SAID CITY AS PART OF THE SYSTEM OF HIGHWAYS OF THE COUNTY OF LOS ANGELES

MOTION; Councilman Nakano moved to adopt Resolution No. 90-222. His motion was seconded by Councilwoman Hardison and roll call vote was unanimously favorable.

10b. AWARD OF CONTRACT FOR AB 939 COMPLIANCE

RECOMMENDATION:

It is the recommendation of the City Manager that the City Council concur in the following:

- o That Council adopt the contract in the amount of \$88,500 between the City and Charles Abbott and Associates/Gershman, Brickner and Bratton to prepare an Integrated Waste Management Plan pursuant to AB 939 and AB 1820.

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- o That staff return in early 1991 with enabling resolutions increasing the residential refuse fee and creating a commercial bin fee as well as an ordinance establishing a monitoring system for commercial bins. The residential rate increase will include offsets for the cost of AB 939 as well as the cost of the City-wide residential recycling program.

Following a brief staff report [per written material of record] by Assistant to the City Manager Keane, action was taken as shown below.

MOTION: Councilwoman Hardison moved to concur with the recommendation of the City Manager on Agenda Item 10b. Her motion, seconded by Councilman Wirth, carried by unanimous roll call vote.

15. HEARINGS

15a. PP 67-8 (MOD), PP 72-14 (MOD), D 90-17: TORMED MEDICAL CENTER

Mayor Geissert announced that this was the time and place for City Council consideration of an appeal of a Planning Commission approval of Modifications of previously approved Precise Plans of Development and a Division of Lot to allow construction of an office building and a parking structure and the operation of a controlled parking system for the entire site on property located in the HMD-PP zone at 3400-3440 Lomita Boulevard. PP 67-8 (MOD), PP 72-14 (MOD), D 90-17: TORMED MEDICAL CENTER.

Proof of publication was filed without comment.

During his staff presentation on this case Sr. Principal Planner Gibson noted that the Planning Commission and the Planning Department recommend denial of the appeal and approval of the project subject to conditions.

Information in response to specific Council inquiries regarding increased traffic, parking, access to the site, etc. was provided by Sr. Principal Planner Gibson and by Traffic Manager Vance.

The Mayor then invited the proponent to speak.

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Development consultant for the project, Mr. Richard Huddleson, 24050 Madison Street, introduced Mr. David Buxton, managing general partner of the Tormed Center, and Mr. Tom Black, project architect with the architectural firm of BOA.

Aided by transparencies, Mr. Huddleson addressed design details including the procedure for accessing the project by way of control gates and exiting by the use of tokens.

Responding to concerns voiced by individual Councilmembers, Mr. Huddleson explained their intent to strongly encourage the approximately 400 employees to park in the parking structure, thus allowing patient use of the on-grade parking spaces. This speaker indicated that the surface parking will be posted for two hours' maximum, which would represent a strong incentive for employees and tenants to utilize the parking structure.

Alternative means of assisting patients of this facility who might experience problems operating the parking security system were outlined by Mr. Huddleson, who noted that staff from this facility, as well as security staff from Torrance Memorial Hospital, would have the capability of monitoring and operating the system by remote control.

The proponent's representative stated their intent to work out the details of security requirements with the Police Department noting that they will comply with whatever requirements are set forth.

Serious concerns regarding the controlled parking aspects, particularly as they might impact the elderly or others requiring more ease of accessibility, were voiced by Councilman Applegate. This Councilman expressed his opinion that the system as described by Mr. Huddleson lacks ease of flow and ease of handling and would result in confusion, a situation which he deemed to be totally unacceptable.

Councilwoman Hardison expressed her concerns regarding the security system and the intent to rely on personnel from the nearby hospital for assistance after normal business hours. She suggested that there be on-site personnel available for this purpose or, as an alternative, the gates remain up during late evening hours.

Pursuing the discussion on security, Mayor Geissert noted her opinion that lighting should be required in and around all walkways during hours of darkness. Mr. Huddleson reiterated his commitment to work out security details with the Police Department and to comply with their requirements.

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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.

Councilman Applegate stated that he had appealed this case because of the parking structure, which he deemed to be a means of "jamming" more density onto the lot than possible with just surface parking. Mr. Applegate expressed his opinion that more than the 400 employees projected by the applicant will occupy this facility and, while acknowledging that "something must be done" regarding the parking problem, Mr. Applegate stated his opinion that a parking structure and related parking controls is not the answer.

Councilman Walker voiced his opinion that the parking structure can easily be made to serve as the parking area for the support staff, as proposed, thus making it easier for patients to obtain on-grade parking. Indicating his approval of the project so long as the City has the ability to require lighting for the entire area at some time in the future, Mr. Walker offered the following...

MOTION: Councilman Walker moved to concur with the recommendation of the Planning Commission and Planning staff with conditions as modified by the Planning Commission. This motion DIED FOR LACK OF A SECOND.

Discussion continued.

Councilwoman Hardison agreed that the projection for 400 employees would seem low and that a parking structure, rooftop or underground parking adds to the density of a lot. Mrs. Hardison stated she would be more comfortable dealing with such projects if criteria were available to evaluate the use of a parking structure.

Because of the traffic that will be generated by this project, Councilman Wirth suggested that there be a commitment on the part of the developer dealing with traffic mitigation.

Although she acknowledged this as a very intense development, Mayor Geissert stated her preference for medical office building in an area specifically zoned for hospital/medical/dental use rather than in general office property conversions. The Mayor judged the controlled parking to be a

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necessity in this case and strongly urged that all walkways in surrounding areas, as well as the parking structure, be lighted during all nighttime hours.

The following motion was offered and ultimately carried.

MOTION: Councilman Walker moved for approval of Agenda Item 15a, with conditions as recommended by the Planning Commission with the following modifications:

Condition #11 to read: "That lighting shall be maintained in and around all parking areas and walkways."

Condition #22 to read: "That there shall be no direct fees for the controlled parking system, and that there shall be no fees charged to patients and/or visitors for use of the parking facilities. Further, that employees and tenants of the project shall be required to park in the parking structure."

The motion was seconded by Councilwoman Hardison.

Prior to roll call vote, discussion turned to the proponent's participation in the Hawthorne Boulevard Corridor Study. Councilman Walker ultimately MODIFIED THE ABOVE MOTION to include an additional condition to require such participation from the proponent in this case. Councilwoman Hardison, as seconder of the motion, indicated her support of this requirement.

Roll call vote on the above motion was as follows.

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

NOES: Councilman Applegate.

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RESOLUTION NO. 90-223

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN OFFICE BUILDING AND PARKING STRUCTURE AND THE OPERATION OF A CONTROLLED PARKING SYSTEM FOR THE ENTIRE SITE ON PROPERTY LOCATED IN THE HMD-PP ZONE AT 3400-3440 LOMITA BOULEVARD
PP 72-14 (MOD): TORMED MEDICAL CENTER

MOTION: Councilman Nakano moved to adopt Resolution No. 90-223, AS AMENDED. His motion, seconded by Councilman Walker, carried as shown below.

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

NOES: Councilman Applegate.

RESOLUTION NO. 90-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A MODIFICATION OF A PREVIOUSLY APPROVED PRECISE PLAN OF DEVELOPMENT AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2, OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE CONSTRUCTION OF AN OFFICE BUILDING AND PARKING STRUCTURE AND THE OPERATION OF A CONTROLLED PARKING SYSTEM FOR THE ENTIRE SITE ON PROPERTY LOCATED IN THE HMD-PP ZONE AT 3400-3440 LOMITA BOULEVARD
PP 67-8 (MOD): TORMED MEDICAL CENTER

MOTION: Councilman Nakano moved to adopt Resolution No. 90-224, AS AMENDED. This motion, seconded by Councilman Walker, carried as follows:

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

NOES: Councilman Applegate.

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Mayor Geissert requested that the Director of Transportation, in conjunction with the City Attorney and City Manager, establish acceptable, consistent language for the traffic mitigation fund.

Discussion turned briefly to the fact that significant developments are heard frequently at the Planning Commission level with less than a full Commission present. It was Councilwoman Hardison's request that Commission attendance records be provided when Commission appointments are to be made in January.

17. ADMINISTRATIVE MATTERS

17a. COUNCIL AGENDA FORMATTING

A report of the Finance and Governmental Operations Committee meetings on this subject was provided by Councilman Nakano, who noted the following RECOMMENDATION [per agenda material of record].

The Finance and Governmental Operations Committee recommends that the revised guidelines be implemented. If changes or modifications are needed, the guidelines can be referred back to the Committee at a later date.

It is the Committee's recommendation to implement the following...

- . A suggested five-minute speaking guideline which would not apply to community matters;
- . Current Council meeting times to remain unchanged, although executive sessions may be held prior to 7:00 p.m. meetings at the convenience of the Council;
- . A 15-minute recess approximately every two hours to accommodate the Minute Secretary;
- . Expand and relocate the "Consent Calendar" section of the agenda;
- . A Council meeting not be held on any fifth Tuesday of the month unless at the discretion of the Council; and,
- . Every effort be made to adjourn the Council meeting no later than 11:30 p.m.

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During discussion, various approaches to the fifth Tuesday schedule were suggested.

MOTION: Councilman Applegate moved to support the Committee report. His motion was seconded by Councilman Nakano.

Prior to roll call vote, Mayor Geissert invited audience input.

Ms. Betsey Matthews, 2203 West Carson Street, representing the Torrance League of Women Voters, read aloud suggestions from the League [copy submitted for the official record].

Councilman Mock requested that a sample of the new agenda format be provided to the Council -- City Manager's office to follow through with various options.

Roll call vote on the above motion proved unanimously favorable.

20. CONSENT CALENDAR

20a. TRANSIT EXCESS LIABILITY INSURANCE POLICY RENEWAL

RECOMMENDATION:

The City Manager recommends that your Honorable Body accept the proposal from Robert F. Driver Company on behalf of the Landmark Insurance Company to provide the City's Transit Excess Liability coverage for the period of 11-1-90 to 11-1-91 at a cost of \$51,510.

20b. COUNCIL AWARD OF CONTRACT - for two (2) 5-cubic yd. dump bodies, one (1) chipper body, and two (2) 3-cubic yd. dump bodies.

Ref: Bid No. B90-44

Expenditure: \$72,897.44 (including sales tax).

RECOMMENDATION:

The Purchasing Division and the Fleet Services Department recommend that your Honorable Body award a contract for the purchase of two (2) 5-cubic yd. dump bodies, and two (2) 3-cubic yd. dump bodies to The Heil Company of Santa Fe Springs, CA in the amount of \$61,821.06, and for the purchase of one (1) chipper

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body to DeNardi Truck Equipment of El Cajon, CA in the amount of \$11,076.38.

20c. COUNCIL AWARD OF CONTRACT - For the Purchase of Ready-Mix Concrete, Class "A" and Class "C"

Ref: Bid No. B90-46

Anticipated Expenditure of Primary Contract:
\$169,001.26 (including sales tax)

Anticipated Expenditure of Secondary Contract:
\$24,000.00 (including sales tax).

RECOMMENDATION:

The Purchasing Division and the Street Department recommend that your Honorable Body award a primary contract for the purchase of Ready-Mix Concrete, Class "A" and Class "C" to Chandler's P.V. Sand & Gravel Co. of Lomita for an anticipated amount of \$169,001.26 and award a secondary contract to Greene's Ready Mixed Concrete of Torrance for an amount Not to Exceed \$24,000.00.

20d. UTILITY EASEMENT ON CITY-OWNED PROPERTY FOR PACIFIC BELL TELEPHONE COMPANY (Carson Street Improvement Project) 1701 Crenshaw Boulevard.

RECOMMENDATION:

The Engineering Department recommends that the City Council authorize a Grant of Easement at 1701 Crenshaw Boulevard (Fire Station #1) on behalf of the City to Pacific Bell Telephone Company.

20e. METROPOLITAN WATER DISTRICT MEMBER AGENCY RESPONSE SYSTEM (MARS) INDEMNIFICATION AGREEMENT

RECOMMENDATION:

It is the combined recommendation of both the Water Department and the Water Commission that the City continue the City's participation in Metropolitan Member Agency Response System (MARS) by authorizing execution of the subject indemnification agreement.

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20f. RECOMMENDATION FOR ADOPTION OF PRE-APPLICATION FOR PROPOSITION 85 FUNDS (CALIFORNIA LIBRARY CONSTRUCTION AND RENOVATION BOND ACT FUND)

RECOMMENDATION:

The City Librarian recommends your Honorable Body adopt the Pre-Application Form for California Library Construction and Renovation Bond Act Funds to complete the Civic Center Library basement.

MOTION: Councilman Applegate moved to concur with recommendations on Agenda Items 20a through 20f, inclusive. His motion was seconded by Councilman Mock and roll call vote was unanimously favorable.

* * *

At 9:10 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 9:11 p.m., at which time the regular Council agenda order was resumed.

* * *

22. ORAL COMMUNICATIONS

22a. City Manager Jackson announced the arrival of his first grandson, Joshua Ramon Jackson.

22b. Councilwoman Hardison requested that an update regarding scheduling of the Via Valmonte issue be forwarded to interested parties.

22c. Councilwoman Hardison expressed her interest in reviewing criteria on parking structures, roof parking and underground parking. Mayor Geissert requested that a discussion paper be presented to the Council on this subject.

22d. Councilman Nakano noted that \$2,000 was donated to the Children's Art Center by the Japan-America Friendship Foundation at their opening reception which was held on November 2. Appropriate recognition was requested by Mr. Nakano.

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22e. Councilman Wirth mentioned receipt of correspondence from the South Bay Homeless Coalition requesting assistance in providing shelter for the homeless. Mr. Wirth requested that the City Manager's office investigate ways in which that organization might be assisted in this worthy cause.

22f. Councilman Wirth requested that the City ensure enforcement of Code requirements regarding appropriate utilization of apartment parking spaces; further, that modification of the Code be considered if appropriate.

Councilman Applegate requested that staff research the parking requirements in effect at the time of construction of apartment developments throughout the City in order to more effectively monitor problems in these areas.

22g. Mayor Geissert expressed appreciation to Councilmembers for their representation at various events around the City.

22h. Director of Transportation Horkay announced recent receipt of an award from the Commuter Transportation Services/Southern California Association of Governments in recognition of the South Bay MAX commuter bus service.

22i. Mayor Geissert noted that Epson America has received an architectural award for the design of their building. Appropriate recognition was requested by the Mayor.

23. EXECUTIVE SESSION

23a. EXECUTIVE SESSION MATTERS [Continued]

Mayor Geissert announced that the City Council would now recess to executive session to complete consideration of matters earlier announced -- see Page 1 of these minutes.

At 9:32 p.m., the Council recessed to executive session, returning at 9:47 p.m.

City Attorney Nelson requested that the Council concur in the City Attorney's recommendation in the case of Betty Raidor vs. City of Torrance, etc., et al., Los Angeles Superior Court Case No. SWC 103260.

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Councilman Nakano SO MOVED. His motion was seconded by Councilwoman Hardison and, there being no objection, it was so ordered by Mayor Geissert.

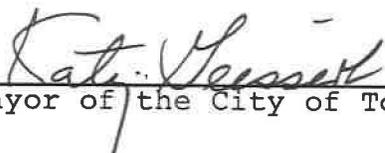
24. ADJOURNMENT

At 9:48 p.m., this meeting of the City Council was formally adjourned to Tuesday, November 20, 1990, 5:30 p.m.

* * *

Adjournment was dedicated to the memory of George Powell and Neale Henry.

#



Mayor of the City of Torrance



Clerk of the City of Torrance

Peggy Laverty
Minute Secretary

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