

September 9, 1997

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. **CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 7:00 p.m., on Tuesday, September 9, 1997, in the City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Council members Cribbs, Lee, Messerlian, Nakano, O'Donnell, Walker, and Mayor Hardison.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows, Deputy City Clerk Robinson and other staff representatives.

2. **FLAG SALUTE/ INVOCATION**

The Pledge of Allegiance was led by Boy Scout Troop #310, Bruce Maas, Scoutmaster.

Interim Pastor Paige Ronan of Calvary Chapel gave the invocation for the meeting.

3. **AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

MOTION: Councilman Lee moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilwoman Cribbs, and, there being no objection, it was so ordered by Mayor Hardison.

MOTION: Councilman Lee moved that, after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Council member the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilwoman Cribbs, and, there being no objection, it was so ordered by Mayor Hardison.

4. **WITHDRAWN/DEFERRED ITEMS**

None.

5. **COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Mayor Hardison thanked Councilwoman O'Donnell for being Mayor Pro Tem for the past six months and announced that Councilman Lee will be assuming the position for the next six months.

6. **COMMUNITY MATTERS**

6a. **PROCLAMATION RE OKTOBERFEST FUNDRAISER**

Mayor Hardison presented proclamations to representatives of The Daily Breeze (Kevin Dobruck), Help the Homeless Help Themselves (David Evans); International Order of Caribou (Norm Wagner); Sertomas of Torrance (Patrick Lane); Boeing North American Employees "Donate Once Club" (Hope Witkowsky); Ocean Canyon Resorts (Tim Meyers); David Yoshio Nakahara (David Nakahara); Sommerville Plywood (Sister Michele representing Sommerville's charity); Greene's Ready Mixed Concrete (John Greene); Knights of Columbus #1990 (Cliff d'Autremont); Knights of Columbus #4567 (Robert Weber); Hugo Neu-Proler (Helene Pizzini representing charity); Republic Bank (Boyd Lindquist); and Scott Robinson Honda (Jeff Robinson) commending the organizations for their sponsorship of the 12th annual Oktoberfest fundraising event at Alpine Village in Torrance on Saturday, September 13, 1997. Ms. Teri Rotter, owner of Alpine Village, thanked the sponsors for their participation and invited everyone to attend the festivities. Councilwoman O'Donnell commended Ms. Rotter for her dedication to this event.

7. **CONSENT CALENDAR**

7a. **APPROVAL OF MINUTES - AUGUST 19 AND AUGUST 26, 1997**

The minutes of August 26, 1997 were withdrawn.

7b. **PURCHASE ORDER RE HEIL 7000 AUTOMATED SIDE LOADER**

Recommendation

It is the recommendation of the Fleet Services Director and the Street Services Director that City Council authorize a purchase order be issued for \$55,350 plus tax to Heil Environmental Industries, LTD, Phoenix, Arizona for the purchase of an automated side loader.

7c. **SALE OF SURPLUS VEHICLES**

Recommendation

It is the recommendation of the Fleet Services Director that City Council authorize the sale of surplus City vehicles.

7d. **JOB TRAINING PARTNERSHIP ACT (JTPA) EMPLOYMENT AND TRAINING AGREEMENTS**

Recommendation

It is the recommendation of Carson/Lomita/Torrance Private Industry Council and the Human Resources Director that City Council authorize the execution of agreements for the provision of employment and training services with the El Camino College District (\$178,800), the Los Angeles Community College District - LA Harbor College (\$124,800), Los Angeles Unified School District (\$56,868), Torrance Unified School District (\$30,000), and to amend and extend the agreement with Jean A. Sayer and Associates (C97-090) by adding \$56,280.

7e. **APPROPRIATION FROM ASSET FORFEITURE VEHICLE ACCOUNT**

Recommendation

It is the recommendation of the Chief of Police that City Council authorize the appropriation of \$9,100 from the Police Department's Asset Forfeiture Vehicle account to fund the purchase/installation of Code-3 emergency equipment in six new budgeted replacement Vice and Narcotics undercover police vehicles at a cost of \$1,010 each and fund the purchase/installation of Code-3 emergency equipment in three Detective Division emergency call-out team police vehicles at a cost of \$1,010 each.

MOTION: Councilwoman O'Donnell moved for the approval of the Consent Calendar Item Nos. 7a (August 26, 1997 minutes withdrawn), 7b, 7c, 7d, and 7e. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13. **ADMINISTRATIVE MATTERS**

13a. **CITY COUNCIL DARK NIGHTS**

Recommendation

It is the recommendation of the City Manager that City Council approve the following dates as Council dark nights for the remainder of 1997: September 30, October 7, November 11, December 23 and December 30.

MOTION: Councilman Walker moved to concur with the staff recommendation. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

13b. **AMENDMENT TO THE CERTAIN MANAGEMENT RESOLUTION**

Recommendation

It is the recommendation of the City Manager that City Council adopt a resolution amending Resolution 97-116 governing employment compensation for Certain Management Employees.

RESOLUTION NO. 97-124

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING RESOLUTION 97-116 GOVERNING**

**EMPLOYMENT COMPENSATION FOR CERTAIN MANAGEMENT
EMPLOYEES**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-124. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13c. **MODIFICATIONS TO TPSA AND TMEO MOU'S**

Recommendation

It is the recommendation of the City Manager that City Council adopt resolutions setting forth pay schedules for the Streetscape Division Administrator position and the Streetscape Supervisor position to complete the Street Department restructuring approved in the 1997-99 City budget.

RESOLUTION NO. 97-125

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING RESOLUTION NO. 97-106 GOVERNING
EMPLOYEES REPRESENTED BY THE TORRANCE
PROFESSIONAL AND SUPERVISORY ASSOCIATION (TPSA)**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-125. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

RESOLUTION NO. 97-126

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING RESOLUTION NO. 97-97 GOVERNING
EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES
REPRESENTED BY THE TORRANCE MANAGEMENT EMPLOYEES
ORGANIZATION (TMEO)**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-126. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

13d. **ECONOMIC INVESTMENT FUND ASSISTANCE FOR MICRODYNE CORP.**

Recommendation

It is the recommendation of the Economic Investment Team that City Council authorize the execution of a contract with Microdyne Corporation for the utilization of \$25,000 in Economic Development Funds as follows:

- (1) \$20,000 to offset moving costs; and
- (2) up to \$5,000 in reimbursements from City permits and taxes associated with tenant improvements.

Assistant to the City Manager Sunshine outlined Microdyne Corporation's plan to relocate in Torrance and potential economic benefits to the City (per written material of record).

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

13e. **ALLOCATION OF FREQUENCY LICENSES**

Recommendation

It is the recommendation of the City Manager that the City Council:

- (1) review the attached information;
- (2) concur with the staff to oppose the application filed with the FCC for radio frequency licenses by National Science and Technology Network (NSTN);
- (3) direct staff to forward a letter of opposition to the FCC with copies to Congresswoman Harman and Senators Boxer and Feinstein; and
- (4) direct staff to introduce at the Annual League of California Cities Conference a resolution opposing the issuance of radio frequency licenses by the FCC to private enterprise.

Management Assistant Lopez presented the staff report (per written material of record); stated that the issuance of a license to NSTN would interfere with public safety communication operations; and reported that she had been in contact with the League of California Cities and forwarded paperwork in order to get this issue on the October conference's agenda. City Manager Jackson noted that there should be widespread support for the resolution in both Southern and Northern California.

Mayor Hardison recommended that this matter be brought to the attention of the South Bay Cities Council of Governments, and Councilman Nakano suggested that the Southern California Association of Governments might want to take a position as well.

MOTION: Councilman Messerlian moved to concur with the staff recommendation. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

RESOLUTION NO. 97-127

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE OPPOSING THE CURRENT FREQUENCY
ALLOCATION RULES SET FORTH BY THE FEDERAL
COMMUNICATIONS COMMISSION**

MOTION: Councilman Nakano moved for the adoption of Resolution No. 97-127. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

14. **HEARINGS**

14a. **DEL AMO FASHION CENTER**

Recommendation

This is an administrative appeal of a Planning Commission decision to approve a request to allow the reconfiguration of an existing single tenant building (former Broadway building) for use by multiple tenants in the Del Amo Fashion Center. The Planning Commission recommends that the City Council deny the appeal and approve the project. The Planning Director recommends that the City Council approve the appeal and deny the project.

DVP 97-0002: ZELMAN RETAIL PARTNERS, INC. (BEN REILING)

Proof of Publication, as provided by the City Clerk, was received and ordered filed.

Senior Principal Planner Gibson briefly outlined the plans to reconfigure the former Broadway building for multiple-tenant use and stated that while the Planning Commission had approved the project by a vote of 4 to 2, the Planning Director was recommending denial based on the proposed plan's inconvenient and undesirable internal circulation which does not interface well with existing mall circulation.

Mr. Ben Reiling, president of Zelman Retail Partners, Inc., 707 Wilshire Boulevard, Los Angeles, reviewed prospective tenants; stated that he was striving for a tenant mix complementary to the retail mix of Del Amo Fashion Center; and noted the national trend of subdividing former department store buildings to accommodate multiple tenants. Mr. Reiling stated that the building in its present state is doing nothing for the City and detracts from the mall and submitted a letter from Federated Department Stores confirming their desire to conclude a sale of this property.

Mr. Brian Wolfe, Perkowitz Ruth Architects, 911 Studebaker Avenue, Long Beach, stated that he had worked diligently to address the Planning Department's concerns regarding circulation and that he believes the project's circulation is quite adequate. In a slide presentation, Mr. Wolfe explained how each of the four tenants will provide access to the shopping mall and parking structure and highlighted extensive exterior renovations proposed for the building.

Mr. John Pentz, president of Pentz & Partners, a tenant representation firm, 1451 Quail Street, Suite 110, Newport Beach, provided background information on his company's involvement with this project; detailed his efforts to find suitable tenants; and stated that he had contacted several department stores, but for various reasons they had declined to become involved in the project. Mr. Pentz advised that reconfiguring department store buildings to allow for multiple tenants is a new and innovative way to deal with the glut of retail space resulting from recent department store consolidations and stressed the high quality of the prospective tenants and their ability to attract new customers to the mall.

Councilman Walker questioned whether Mr. Pentz had contacted Bloomingdale's in his search for tenants, and Mr. Pentz stated that Bloomingdale's (a separate division of Federated) believed their interests would be better served at other Southland locations (i.e. Century City, Newport Beach). Referring to the letter from Federated submitted earlier, Councilman Walker stated that while it may be more profitable for Federated to subdivide the store, the Council's duty is to the residents of Torrance and their best interests; and Mayor Hardison indicated that she had previously informed Federated that dividing the store was not an option she would consider.

Mr. Tom Gyulay, Western Regional Director of Real Estate of Toys R Us (parent company of Babies R Us, a prospective tenant), noted that the Torrance Toys R Us store is the number one store in the western United States and spoke of his company's sincere interest in opening a store at this location.

Mr. James Krasne, The Torrance Company, owning Del Amo Fashion Center, #3 Del Amo Fashion Center, called attention to the company's letter of record (7-2-97 by James A. Jones, president) and reiterated his strong opposition to this project.

MOTION: Councilman Walker moved to close the public hearing. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

Councilman Lee stated that he was not in favor of the project since he did not believe all options had been exhausted and didn't want to see the mall turned into a strip center; he added that he hoped the prospective tenants could find other, more suitable locations in Torrance. Councilman Walker concurred and commented that at this time the only acceptable use for the building would be a single major retailer.

Councilman Messerlian remarked that stores oriented to the outside of the mall rather than to the inside undermine the concept of a shopping mall; that such stores probably contributed to the demise of Old Town Mall; and for that reason he was not in favor of the project.

Noting her initial favorable response to the project, Councilwoman O'Donnell stated that after careful consideration she had concluded that a major department store is needed to anchor that section of the mall. Councilman Nakano expressed confidence that despite numerous department store consolidations, Del Amo Fashion Center has the status and appeal to attract another department store to the location.

Mayor Hardison stated that Federated Department Stores was well aware of her concerns related to this project and chided Federated for responding in a letter rather than speaking with her personally, noting her repeated attempts to do so.

MOTION: Councilman Lee moved to approve the appeal and deny the project. The motion was seconded by Councilman Messerlian and passed by unanimous roll call vote.

18. **ADDENDUM MATTERS**

None.

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At 8:22 p.m. the Council met concurrently as the Torrance Redevelopment Agency. Regular Council agenda was resumed at 8:24 p.m. in joint session with the Redevelopment Agency.

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19. **ORAL COMMUNICATIONS**

19a. Councilwoman Cribbs commended two of Street Services Director Garcia's employees for returning a wallet containing over \$5,000 that they found in a recycling bin and noted the subsequent media attention.

19b. Councilman Lee concurred.

19c. Councilman Nakano reported that Torrance ranked 61st in a nationwide survey of the most "children-friendly cities" according to recent articles in The Los Angeles Times and the Daily Breeze; noted that only one city in Los Angeles County ranked higher; and attributed this to the City's long-standing commitment to the youth of the community as demonstrated by the many services available to them.

19d. Councilwoman O'Donnell also commended the Torrance refuse workers who returned the wallet and identified them as Keith Kalkanoff and Vincent Madrigal.

19e. Councilwoman O'Donnell announced that the Cultural Arts Center will be presenting a multidisciplinary program Pacific Overtures from October 4 through November 14 featuring workshops, exhibits, and concerts celebrating the traditional and contemporary arts of Japan. For information call the Cultural Arts Center at 618-6340.

19f. Kevin Peterson announced a new newspaper in Torrance - Torrance Weekly Newsletter which can be accessed electronically at <http://www.torrance-weekly.com> and will be delivered at no charge to all Torrance residents.

20. **EXECUTIVE SESSION**

At 8:35 p.m., pursuant to California Government Code Sections 54957.6 and 54956.9(b), the Council recessed into a closed session to confer on matters listed on the meeting agenda.

The Council returned to Chambers at 10:25 p.m. No formal action was taken on any matter heard in closed session.

21. **ADJOURNMENT**

At 10:26 p.m. the meeting of the City Council and the Redevelopment Agency was adjourned to Tuesday, September 16, 1997 at 5:30 p.m., to conduct an Executive Session; and 6:00 p.m. for a workshop to consider a position paper of the South Bay Cities Council of Governments (SBCCOG); with the regular meeting commencing at 7:00 p.m.