

I N D E XCity Council - March 29, 1983

<u>SUBJECT</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Motion to Waive Further Reading	2
7. Council Committee Meetings	2
<u>8. COMMUNITY MATTERS:</u>	
8a. Resolution commending Mark Wirth	2
8b. Presentation to Bob Morris	2
8c. Presentation to Reine Corbeil	2
8d. Proclamation - "South Bay Center for Counseling Month"	3
8e. Resolutions commending Reserve Officers Eldridge and Chapdelaine	3
8f. Donation for Armed Forces Day from Pacific Theatres	3
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re: Funding Allocation - Crenshaw Blvd. Grade Separation Project	4
10b. Award of Contract - Street Improvements and Storm Drain in Skypark Drive	4
<u>13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:</u>	
13a. Resolution re: Award of Contract - Library Rest- room Conversion for Handicapped Access	4
<u>14. PERSONNEL MATTERS:</u>	
14a. Resolution re: Supplemental MOU for Fiscal Employees	5
14b. Resolution re: Summer Youth Employment Program Proposals	5
<u>15. HEARINGS:</u>	
15a. CUP 82-37, Alter Development Company	6-9
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Public Involvement Program re: Proposed Major Water System Capital Improvements	9,10
17b. Executive Session re: Litigation	10
<u>18. SECOND READING ORDINANCES:</u>	
18a. Ordinance No. 3052	10
<u>20. CONSENT CALENDAR:</u>	
20a. Notice of Completion - Reconstruction of Storm Drain near Miramar Park	10
20b. Award of Annual Contract - Ready-Mix Concrete	10
20c. Award of Contracts - Traffic Control Signals, Signal Parts and Related Maintenance Hardware	11
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Acting City Manager Nash, end of probationary period for Planning Director Ferren	11
22b. Councilman Applegate re: L.A. County beach concessions at Torrance Beach	11

<u>SUBJECT</u>	<u>PAGE</u>
22. <u>ORAL COMMUNICATIONS (Cont.):</u>	
22c. Councilwoman Geissert re: third floor wall	12
22d. Councilman Rossberg re: Mayor's "Letter to the Editor" on park vandalism	12
22e. Councilman Rossberg, praise for efficiency of Connie Schierman	12
22f. Councilman Wirth re: Federal Grant for Transit System	12
22g. Sergeant Maestri, TPOA, presentation of tie to Acting City Manager Nash	12
22h. Mr. John Bedard, HADIT, appreciation to Council re: withdrawal of Bishop Montgomery Sump project	12

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Ava Cripe
Minute Secretary

ii.

City Council
March 29, 1983

March 29, 1983

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, March 29, 1983, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Applegate, Geissert, Rossberg, Walker, Wilson, Wirth and Mayor Armstrong.

Absent: None.

Also present: Acting City Manager Nash. (City Manager Jackson on vacation.)

3. FLAG SALUTE:

Mr. Charles Dishon led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Applegate moved to approve the minutes of February 15, 1983; February 22, 1983; and February 25, 1983, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Rossberg ABSTAINED on the minutes of February 22nd as he was not present on that date).

1. City Council
March 29, 1983

6. MOTION TO WAIVE FURTHER READING:

Councilman Applegate moved that after the City Clerk has assigned a number and read title to any resolution or ordinance on tonight's agenda, 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. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

Citizens' Development:
March 30th at 4:00 P.M.

8. COMMUNITY MATTERS:

- 8a. RESOLUTION commending Mark Wirth for outstanding community service.

RESOLUTION NO. 83-56

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE COMMENDING MARK WIRTH
FOR OUTSTANDING COMMUNITY SERVICE

Councilman Wilson moved for the adoption of Resolution No. 83-56. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

8b. PRESENTATION TO BOB MORRIS.

Mayor Armstrong presented a plaque of appreciation to Mr. Bob Morris for his dedicated service on the Airport Commission. This recognition was gratefully accepted by Mr. Morris.

8c. PRESENTATION TO REINE CORBEIL.

A Certificate of Appreciation was presented Mr. Reine Corbeil for his community contribution in serving on the Citizens' Advisory Committee on Airport Noise -- presentation was made by Mayor Armstrong, and accepted, with appreciation, by Mr. Corbeil.

- 8d. PROCLAMATION - "South Bay Center for Counseling Month" - April, 1983.

So proclaimed by Mayor Armstrong.

- 8e. RESOLUTIONS commending retiring Torrance Police Reserve Officers Alvin Eldridge and Paul Chapdelaine after fourteen years of service.

RESOLUTION NO. 83-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING ALVIN JAY ELDRIDGE, TORRANCE POLICE DEPARTMENT RESERVE OFFICER, FOR HIS DEVOTION TO DUTY AND DISTINGUISHED YEARS OF SERVICE

Councilwoman Geissert moved for the adoption of Resolution No. 83-57. Her motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

RESOLUTION NO. 83-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING PAUL EMILE CHAPDELAINE, TORRANCE POLICE DEPARTMENT RESERVE OFFICER, FOR HIS DEVOTION TO DUTY AND DISTINGUISHED YEARS OF SERVICE

Councilman Wilson moved for the adoption of Resolution No. 83-58. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

Messrs. Eldridge and Chapdelaine deemed it a privilege to have served in the reserve program.

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At this point in the meeting, Councilman Applegate, on behalf of vacationing City Manager Jackson, presented Acting City Manager Nash with an indescribable tie of unique beauty peculiar to City Managers for his use during this period of City leadership.

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- 8f. PRESENTATION OF DONATION CHECK FOR ARMED FORCES DAY PARADE FROM PACIFIC THEATERS.

Presentation was made by Mr. Jerry Dyer, and this generous donation was gratefully accepted by Mayor Armstrong.

3. City Council
March 29, 1983

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

- 10a.
- RESOLUTION
- re: Supplemental Funding Allocation -
-
- Crenshaw Boulevard Grade Separation Project.

RESOLUTION NO. 83-59

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE SUB-
MITTAL OF AN APPLICATION FOR A
SUPPLEMENTAL ALLOCATION PERTAINING TO
THE CRENSHAW BOULEVARD GRADE SEPARATION
PROJECT

Councilwoman Geissert moved for the adoption of Resolution No. 83-59. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

- 10b.
- AWARD OF CONTRACT
- Construction of Street Improvements and Storm Drain in Skypark Drive from Crenshaw Boulevard to Garnier Street (B83-09).

RECOMMENDATION OF STAFF:

1. That the contract be awarded to Silveri & Ruiz Construction Company, and all other bids be rejected.
2. That \$60,000 be appropriated from Airport Funds for improvement of an Airport lease site.

MOTION: Councilman Wilson moved to concur with the above stated Staff recommendations. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

13. ENVIRONMENTAL/BUILDING & SAFETY MATTERS:

- 13a.
- RESOLUTION
- re: Award of Contract for Library Restroom Conversion for Handicapped Access and for Supplemental Budget Appropriation.

RESOLUTION NO. 83-60

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AWARDING A CONTRACT TO
CMC GENERAL CONTRACTOR FOR THE REMODEL
OF THE CIVIC CENTER LIBRARY MEN'S AND
WOMEN'S RESTROOMS, FIRST FLOOR, FOR
HANDICAPPED USE AND APPROPRIATING MONEY
FOR THAT PURPOSE

4. City Council
March 29, 1983

Councilwoman Geissert moved for the adoption of Resolution No. 83-60. Her motion, seconded by Councilman Wirth, was unanimously approved by roll call vote.

14. PERSONNEL MATTERS:

- 14a. RESOLUTION re: Supplemental MOU for Employees Represented by the Torrance Fiscal Employees Association (Deferring of sick leave and vacation cash outs upon retirement).

RESOLUTION NO. 83-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH CERTAIN CHANGES REGARDING WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE FISCAL EMPLOYEES ASSOCIATION, AMENDING RESOLUTION 82-160

Councilman Wilson moved for the adoption of Resolution No. 83-61. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

- 14b. RESOLUTION re: FY1983 JTPA Summer Youth Employment Program Proposals.

RESOLUTION NO. 83-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THESE CERTAIN CONTRACTS BETWEEN THE CITY OF TORRANCE AND THE TORRANCE UNIFIED SCHOOL DISTRICT AND THE EMPLOYMENT READINESS SUPPORT CENTER

Councilman Wilson moved for the adoption of Resolution No. 83-62. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

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At 5:50 P.M. the Council recessed and convened in Joint Session with the Redevelopment Agency.

15. HEARINGS:

The following matters were considered in Joint Session with the Redevelopment Agency:

- a. Consideration of Acquisition of Property at 1318 El Prado for Downtown Parking.

RECOMMENDATION:

Redevelopment Staff recommends that the Agency direct Staff to initiate the necessary action to acquire the property at 1318 El Prado for public parking purposes, using funds available in the Downtown Project Account.

Staff further recommends the exploration of a Parking Maintenance District with surrounding property owners to finance parking lot improvement and maintenance.

It was the comment of Mr. Walker that there is no greater need in the Downtown Area than parking -- he is supportive of Staff's recommendation.

MOTION: Mr. Walker moved to concur with the above stated recommendation of the Redevelopment Staff. The motion was seconded by Mr. Wirth.

Discussion ensued prior to roll call vote on the motion. Proper procedures were reviewed, it being the recommendation of City Attorney Remelmeyer that Item 3a be considered prior to 4a (CUP 82-37. Alter Development Company) in that there would be little effect on the value of the property no matter what order the items are considered. It was added by

Mr. Remelmeyer that the appraiser will take into consideration all possible uses of the property in light of the area in which it is situated.

Mr. Rossberg expressed the following concerns: he would have preferred that the Agency would have considered buying this empty parking lot minus any building prior to a developer from the private sector coming in, spending time, energy and money to propose a project for the subject property. The property has been a parking lot for a long

period of time, Mr. Rossberg continued; the need for parking in Downtown Torrance has long been known. Mr. Rossberg also noted the reduced cost in purchasing a piece of vacant land for a parking lot -- there should be a survey re: available land for parking in this area. A further concern of Mr. Rossberg's is that the purchase of this land would be basically buying it for one major business -- the market.

It was the added comment of Mr. Rossberg that "fair is fair" -- there should be some damages made to the individuals who spent the time and energy in submitting plans to the City in good faith in order to develop the land.

For the above stated reasons, and the further reason that Staff has not returned with requested alternatives, Mr. Rossberg will vote against the motion.

It was the opinion of Dr. Wilson and Mrs. Geissert that it would be appropriate to consider Item 4a first. It was suggested by Chairman Armstrong that Mr. Walker withdraw his motion -- Mr. Walker declined to do so, it being his opinion that consideration of Item 3a first is the proper procedure; Mr. Wirth reaffirmed his second.

Mr. Applegate restated his previously expressed position -- the proposed project on this site is not an acceptable use of the property; he has no strong feelings either way re: order of consideration of the items.

Mr. Walker's motion to concur with the recommendation of the Agency Staff on Item 3a CARRIED, with roll call vote as follows:

AYES: MEMBERS: Applegate, Geissert, Walker,
Wilson, Wirth; Chairman Armstrong.
NOES: MEMBERS: Rossberg.

It was the recommendation of City Attorney Remelmeyer that the Agency/Council now consider Item 4a - CUP 82-37, Alter Development Company - moot, and that the matter be tabled.

Mayor Armstrong stated his understanding that the Agency Staff recommendation was not "fashioned out of air," but, in fact, the proponents in the matter of CUP 82-37 have no objection to this approach.

Mr. George Kurtz, 3812 Sepulveda Boulevard, representing Charles T. Rippey, stated that they had hoped to go forward in the development of the property; however, as a legal matter,

the City certainly has its right to exercise its power of Eminent Domain -- it has been indicated that the property is going to be purchased, and the only issue is "how much." Mr. Kurtz would agree that approval of the project is moot, and the City's rights are acknowledged and accepted.

Other comments were made by:

Ms. Vera Holcomb, 1906 West 222nd Street: This speaker represented some 400 people who are requesting that the parking lot stay as it is -- it does serve all Downtown businesses.

Ms. Winifred Sutters, 644 Sartori: All citizens shopping in Downtown Torrance use the market parking lot.

Formally considered at this time:

HEARINGS:

Agency Item 4a:

Council Item 15a:

Continued Joint Public Hearing from March 1, 1983 - CUP 82-37, ALTER DEVELOPMENT COMPANY (Gerald L. Alter, President): Request for approval of a Conditional Use Permit to allow the construction of a two-story residential/commercial building with ground floor parking in the Downtown Redevelopment Project Area in the C-2 zone at 1318 El Prado Avenue. THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THIS REQUEST. THE PLANNING DEPARTMENT RECOMMENDS DENIAL.

Chairman/Mayor Armstrong announced that this was the time and place for the subject continued public hearing, and inquired if anyone wished to be heard. There was no response.

MOTION: Councilman Applegate moved to TABLE the subject item. His motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

At the request of Councilwoman Geissert, Planning Associate Progen provided clarification regarding the status of proposed parking site acquisition in Downtown Torrance. It was the direction of the Council that an updated "general inventory" of potential parking sites be provided.

It was the recommendation of Councilman Applegate that discussions re: property acquisitions should be scheduled for Executive Sessions.

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The Agency/Council Joint Session was regularly adjourned at 6:20 P.M., and the Council returned to its regular agenda order.

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17. ADMINISTRATIVE MATTERS:

17a. PUBLIC INVOLVEMENT PROGRAM PERTAINING TO PROPOSED MAJOR WATER SYSTEM CAPITAL IMPROVEMENTS.

	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
● Council Committee Meeting	Hold meeting prior to Town Hall session	Hold meeting after a Town Hall session	Hold meeting after Town Hall session
● Homeowners Associations	Contact associations to notify of Town Hall meeting and provide with copies of study	Contact associations as in Alternative 1 and make presentations to 3 or 4 major associations	Contact associations as in Alternative 1 and volunteer to make presentations to all interested homeowner groups
● Town Hall Meeting	Hold 2 meetings at different locations and invite all associations and civic groups to attend	Hold 1 meeting and invite all associations and civic groups to attend	Same as Alternative 2

Following discussion re: proposed Alternatives,
Council action was as follows:

MOTION: Councilman Rossberg moved that Alternative #3 be selected. The motion was seconded by Councilman Walker, and roll call vote was unanimously favorable.

17b. EXECUTIVE SESSION re: Litigation.

See Page 12.

18. SECOND READING ORDINANCES:

18a. ORDINANCE NO. 3052.

ORDINANCE NO. 3052

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE DIRECTING THAT ALL
TRAINING OF JAIL PERSONNEL SHALL COMPLY
WITH THE PROVISIONS OF ARTICLE 3,
CHAPTER 5, TITLE 7, OF PART 3,
COMMENCING AT SECTION 6040 OF THE
CALIFORNIA PENAL CODE

Councilman Applegate moved for the adoption of Ordinance No. 3052 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

20. CONSENT CALENDAR:

20a. NOTICE OF COMPLETION - Reconstruction of Storm Drain near Miramar Park (B82-64).

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor, MATT J. ZAICH, JR.

20b. AWARD OF ANNUAL CONTRACT - To Furnish Ready-Mix Concrete, Class "A" and Class "4-13".
Ref. Bid No. B83-11
Anticipated Annual Cost: \$32,480.37

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That Council accept the low bid submitted by Greene's Ready-Mixed Concrete and authorize the awarding of an annual contract to them for the concrete for the anticipated annual amount of \$32,480.37, including tax.

10.

City Council
March 29, 1983

- 20c. AWARD OF CONTRACTS - Re: Purchase of Traffic Control Signals, Signal Parts and Related Maintenance Hardware.
 (Ref. Cooperative Purchase with Los Angeles County - Contract Nos. 45532 and 45533.
 Anticipated Annual Expenditure:
1. \$75,000 - Econolite Control Products
 (Los Angeles County Contract #45532)
 2. \$10,000 - Lingo Industrial Electronics
 (Los Angeles County Contract #45533)

RECOMMENDATION

In accordance with the City of Torrance's Purchasing Ordinance providing for "cooperative purchases" with other public agencies, it is recommended that Council authorize the City's continued participation on these Los Angeles County agreements and award contracts as follows:

1. Recommend that Council authorize Torrance's participation on Agreement No. 45532 for various Econolite traffic signals, parts and maintenance hardware to the ECONOLITE CONTROLS PRODUCTS COMPANY of Anaheim, CA for the anticipated annual amount of \$75,000.00.
2. Recommend that Council authorize Torrance's participation on Agreement No. 45533 for various pedestrian signal equipment, parts and maintenance hardware to the LINGO INDUSTRIAL ELECTRONICS COMPANY of South El Monte, CA for the anticipated annual amount of \$10,000.00.

MOTION: Councilman Applegate moved to concur with Staff recommendations on agenda items 20a, 20b and 20c. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

22. ORAL COMMUNICATIONS:

22a. Acting City Manager Nash announced that Planning Director Ferren will successfully complete his one year probationary period tomorrow -- congratulations were extended by the Council.

22b. Councilman Applegate discussed the matter of Los Angeles County Beach Concessions at Torrance Beach -- there was also input by Parks and Recreation Director Barnett.

The following motion was offered by Councilman Applegate: That there be no additional commercial

11.

City Council
 March 29, 1983

activity on Torrance Beach without first contacting the City Council and obtaining Council approval. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

22c. Councilwoman Geissert recommended that the green accent wall on the third floor be repainted beige. Acting Manager Nash stated that this will be given every consideration.

22d. Councilman Rossberg commended the recent "Letter to the Editor" in the Daily Breeze by Mayor Armstrong re: park vandalism -- also commended were the Police Chief's efforts to involve the community in curtailing the current wave of vandalism in the City.

22e. Councilman Rossberg praised Risk Management Technician Connie Schierman for her outstanding job in saving the City a substantial sum of money re: the Noise Abatement Center insurance.

22f. Councilman Wirth reviewed the matter of the Federal Grant for Transit System awaiting approval by the Los Angeles County Transportation Commission.

22g. Representing the Torrance Police Officers Association, Sergeant Harold Maestri gifted Acting City Manager Nash with an elegant tie in honor of his appointment in this capacity -- a distinctive honor, the Police Chief being the first Chief of Police to so serve in this City.

22h. Mr. John Bedard, Chairman, Homeowners Against Drilling in Torrance (HADIT), expressed their deep appreciation to the Council for its role in the withdrawal of the secondary oil recovery proposal at Bishop Montgomery Sump.

An invitation was extended the Council by Mr. Bedard to attend their Neighborhood Celebration at Paradise Park on Sunday, April 17th, at 1:00 P.M.

Mr. Bedard then presented a check in the amount of \$75.16 -- remaining monies from HADIT's campaign -- to Mayor Armstrong, with the request that it go to the Parks and Recreation Department.

17b. EXECUTIVE SESSION:

At 6:45 P.M. the Council recessed for an Executive Session, returning at 7:14 P.M. No action was taken.

The meeting was regularly adjourned at 7:15 P.M.

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Ava Cripe
Minute Secretary

12.

City Council
March 29, 1983


Mayor of the City of Torrance


City Clerk of the City of Torrance