

I N D E X

City Council - July 12, 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	1,2
7. Council Committee Meetings	2
<u>10. TRANSPORTATION/PUBLIC WORKS MATTERS:</u>	
10a. Resolution re Crenshaw Boulevard right-of-way	2
10b. Resolution re Joint Powers Agreement	2
10c. Resolution re advertising on buses	3
<u>14. PERSONNEL MATTERS:</u>	
14a. Resolutions re special counsel services	3,4
<u>15. HEARINGS:</u>	
15a. Resolution re Torrance Industrial Redevelopment Project EIR.	4-6
15b. Ordinance re Torrance Industrial Redevelopment Project	4-6
15c. CUP 82-37, Alter Development Company	6-8
<u>16. APPEALS:</u>	
16a. Appeal of NO STOPPING signs on Artesia Boulevard	9,10
<u>17. ADMINISTRATIVE MATTERS:</u>	
17a. Ordinance re transient occupancy tax	10
17b. Memoranda of Understanding and Intent	10-13
17c. Executive Session	10
<u>22. ORAL COMMUNICATIONS:</u>	
22a. Councilmembers and City Manager re Dan McClain	13
22b. City Manager Jackson re Mr. Ferraro's contribution to Downtown Industrial Redevelopment Plan	13
22c. Councilwoman Geissert re strawberry stand relocation	13
22d. Councilman Wirth re closure of probation office	13
22e. Councilman Applegate re parking problems caused by additional Court activities	13
22f. Councilman Applegate re relocation of probation activities	13
22g. Mayor Armstrong re individual Council response to County Supervisors re probation office	13
22h. Mr. Bill Schurmer re Chamber's assistance in traffic problems	14
22i. Management Assistant Dan McClain re appreciation for words of commendation	14

Adjournment at 10:55 p.m.

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Peggy Laverty
Minute SecretaryCity Council
July 12, 1983

July 12, 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, July 12, 1983, at 7:00 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: City Manager Jackson and staff representatives.

3. FLAGE SALUTE:

Planning Associate Tom Progen led in the salute to the flag.

4. INVOCATION:

David Hoenisch of the Calvary Chapel provided the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

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,

1.

City Council
July 12, 1983

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 Councilman Rossberg, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEE MEETINGS:

None scheduled.

* * *

At this time Mayor Armstrong announced the passing of Mr. Tommy Wilkes, a long-time resident of the City of Torrance. The Mayor requested that this meeting be adjourned in memory of Mr. Wilkes.

* * *

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. RESOLUTION re: Crenshaw Boulevard right-of-way.

RESOLUTION NO. 83-149

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING PAYMENT FOR STREET EASEMENTS ON CRENSHAW BOULEVARD BETWEEN MARICOPA STREET AND CARSON STREET

MOTION: Councilman Wilson moved for the adoption of Resolution No. 83-149. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

10b. RESOLUTION re: Joint Powers Agreement.

RESOLUTION NO. 83-150

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR TO EXECUTE AN EXTENSION OF THE JOINT POWERS AGREEMENT FOR THE SOUTH BAY CITIES CORRIDOR STUDY PHASE III FOR FIVE YEARS AND THE INCLUSION OF THE CITY OF INGLEWOOD IN THAT AGREEMENT

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-150. Her motion was seconded by Councilman Rossberg, and carried unanimously by roll call vote.

2.

City Council
July 12, 1983

- 10c. RESOLUTION re: advertising on Torrance Transit System buses.

RESOLUTION NO. 83-151

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF TORRANCE AUTHORIZING
THE EXECUTION OF A THREE YEAR
AGREEMENT WITH BENEDICT TRANSIT ADS
FOR THE PROVISION OF ADVERTISING ON
TORRANCE TRANSIT SYSTEM BUSES.

MOTION: Councilman Wilson moved for the adoption of Resolution No. 83-151. His motion was seconded by Councilman Applegate.

Prior to roll call vote, Councilman Rossberg requested that it be understood that any reduction in the minimum payment would be due to the City's reduction in the number of advertising spaces available on the exterior of the buses, or the discretionary removal, by the City, of a particular ad. Councilmen Wilson and Applegate, as maker and seconder of the motion, concurred.

Councilman Applegate then requested, with the concurrence of the Council, that the City Attorney be authorized to amend the subject agreement to allow the City to have the flexibility to withhold sufficient space to allow for the advertising of City functions. There were no objections, and it was so ordered.

Roll call vote on the motion for adoption of Resolution No. 83-151 AS ABOVE AMENDED, was unanimously favorable.

* * *

At 7:10 p.m., the City Council and Redevelopment Agency convened in Joint Session.

The following items were considered jointly by the Council/Agency:

Council Agenda Item --

- 14a. RESOLUTIONS approving contracts for special counsel services with Joan Stein Jenkins and Marilyn M. Cochran.

RESOLUTION NO. 83-152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE APPROVING AN AGREEMENT FOR SPECIAL

3.

City Council
July 12, 1983

COUNSEL SERVICES BETWEEN THE CITY AND JOAN
STEIN JENKINS FOR THE PERIOD JULY 1, 1983 TO
DECEMBER 31, 1983

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-152. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable.

RESOLUTION NO. 83-153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE APPROVING AN AGREEMENT FOR SPECIAL
COUNSEL SERVICES BETWEEN THE CITY AND MARILYN M.
COCHRAN FOR THE PERIOD JULY 1, 1983 TO
DECEMBER 31, 1983

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-153. Her motion, seconded by Councilman Wilson, carried unanimously by roll call vote.

Agency Agenda Item --

- 3a. RESOLUTION Approving Contract for Special Counsel Services - Marilyn M. Cochran.

RESOLUTION NO. RA 83-11

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE
CITY OF TORRANCE APPROVING AN AGREEMENT FOR
REDEVELOPMENT ATTORNEY SERVICES BETWEEN THE AGENCY
AND MARILYN M. COCHRAN FOR THE PERIOD JULY 1, 1983
TO DECEMBER 31, 1983

MOTION: Mrs. Geissert moved for the adoption of Resolution No. RA 83-11. Her motion was seconded by Dr. Wilson, and roll call vote was unanimously favorable.

* * *

HEARINGS:

Agency Agenda Items --

- 4a. Joint City Council/Redevelopment Agency Public Hearing on the Torrance Industrial Redevelopment Project - Environmental Impact Report, EA 82-18.
- 4b. Joint City Council/Redevelopment Agency Public Hearing on the Proposed Torrance Industrial Redevelopment Project.

4.

City Council
July 12, 1983

Council Agenda Items --

- 15a. EA 82-18 - Torrance Industrial Redevelopment Project - Environmental Impact Report.
- 15b. Joint City Council/Redevelopment Agency Public Hearing on the proposed Torrance Industrial Redevelopment Project.

In accordance with the Community Redevelopment Law of the State of California, certain specific procedures were followed in the conduct of the Joint City Council/Redevelopment Agency public hearing on the adoption of the Redevelopment Plan for the Torrance Industrial Redevelopment Project and certification of the final EIR relating thereto.

A verbatim transcript was prepared of this hearing, and is incorporated as a permanent part of the record of these proceedings.

Upon closure of the Joint Public Hearing, the following action was taken:

RESOLUTION NO. 83-154
RESOLUTION NO. RA 83-12

A RESOLUTION OF THE CITY COUNCIL/REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE CERTIFYING THE COMPLETION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT

MOTION: Councilman Wilson moved for the adoption of Joint Resolution No. 83-154 and RA 83-12. His motion was seconded by Councilman Applegate, and roll call vote proved unanimously favorable.

MOTION: Councilman Applegate moved to overrule written and oral objections to the Redevelopment Plan. This motion, seconded by Councilman Rossberg, carried unanimously by roll call vote.

ORDINANCE NO. 3063

AN ORDINANCE OF THE CITY OF TORRANCE,
CALIFORNIA, APPROVING AND ADOPTING THE
REDEVELOPMENT PLAN FOR THE TORRANCE
INDUSTRIAL REDEVELOPMENT PROJECT.

MOTION: Councilman Applegate moved for approval of Ordinance No. 3063. His motion was seconded by Councilwoman Geissert, and roll call vote proved unanimously favorable.

Council Agenda Item 15c.Agency Agenda Item 4c.

CUP 82-37, ALTER DEVELOPMENT COMPANY: Joint Public Hearing of the City Council/Redevelopment Agency of a Request for Approval of a Conditional Use Permit to Allow the Construction of a Two-Story Commercial/Residential Building with Three Commercial Retail Stores on the First Floor and Eight Residential Units above in the C-2 Zone at 1318 El Prado Avenue.

An Affidavit of Publication was presented by City Clerk Babb, and it was ordered filed, there being no objection.

Mayor Armstrong announced that this was the time and place for the subject public hearing, and invited Staff presentation, which was provided by Planning Associate Woodward.

PLANNING DEPARTMENT RECOMMENDATION

As indicated in our previous recommendation on this matter, the Planning Department feels that the development, either plan, has potential problems relating directly to the unique characteristics of the property and its location in the Downtown Redevelopment Project. We question the desirability of the location for a residential use, despite the Downtown guidelines, and suggest that the possible conversion to office and/or retail use of the second story units would doubly aggravate an already serious parking situation.

Therefore, Planning and Redevelopment staffs recommend denial of CUP 82-37.

Should the Alter Development Plan be approved, the Planning Department concurs with the Planning Commission in its recommendation for approval of the ORIGINAL, rather than the REVISED, plan. Further, the Department's original recommendation for acquisition of the property for parking purposes still stands.

Representing the Alter Development Company was Mr. Charles Rippey, 4501 Via Corona, part owner of the subject property, who reviewed the history of this particular property and the continued efforts of the developer to acquire approval of plans within the guidelines of the Redevelopment Project Area. Approval of the project was requested by Mr. Rippey.

Further audience comments were invited. There being no response, Councilman Applegate moved to close the hearing. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

It was Councilwoman Geissert's opinion that neither plan is appropriate for the subject location and she cannot support a project to place a structure, which barely meets parking standards for the area, on a parcel which has traditionally been used for parking. Mrs. Geissert also expressed concerns that, in the first plan, second floor patio areas overlook the alley; in the second plan, the outdoor balconies look down on the side of the Torrance Market, and, further, the parking area access. etc., in this second plan would appear unsafe -- all of these factors contribute to Mrs. Geissert's opposition to both plans.

COUNCIL ACTION:

MOTION: Councilwoman Geissert moved for DENIAL of CUP 82-37. Her motion was seconded by Councilman Wirth.

Prior to roll call vote, there was additional discussion of the matter.

Councilman Walker stated that he would concur that the original plan was more desirable than the optional one; however, the need for parking in the area was acknowledged by this Councilman, who would favor condemning the property and paying fair market value for its acquisition.

Councilman Rossberg pointed out that the City has been trying to encourage people to revitalize their property in Downtown Torrance -- this is a matter of a property owner being able to develop his land, the plans for which conform with the guidelines of the Redevelopment Area. In Mr. Rossberg's opinion, Plan #1 would be preferred over the second submittal.

A SUBSTITUTE MOTION was then offered by Councilman Walker to concur with Staff's recommendation for DENIAL of CUP 82-37, and to enter into proceedings to condemn the property for acquisition. This substitute motion DIED FOR LACK OF A SECOND.

Roll call vote on Councilwoman Geissert's MAIN MOTION for DENIAL carried as indicated below, yes being for denial:

AYES:	COUNCILMEMBERS:	Applegate, Geissert, Walker, Wilson, Wirth and Mayor Armstrong
NOES:	COUNCILMEMBERS:	Rossberg

It was the comment of Councilman Applegate that, from a personal standpoint, he feels residential use on the second floor of that particular building in that particular location is not appropriate.

AGENCY ACTION:

MOTION: Mrs. Geissert moved for DENIAL of CUP 82-37. Her motion was seconded by Mr. Wirth, and carried as indicated below, yes being for denial:

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

ADJOURNMENT:

The Joint Session of the Agency/Council was regularly adjourned at 9:32 p.m.

* * *

8.

City Council
July 12, 1983

The Council agenda order was now resumed --

16. APPEALS:

- 16a. APPEAL of Traffic Commission recommendation for NO STOPPING ANYTIME signs on Artesia Boulevard between Elgar Avenue and Crenshaw Boulevard.

RECOMMENDATION:

The Traffic Commission and the Department of Transportation recommend that NO STOPPING ANYTIME signs be installed to provide an eastbound right-turn lane on the south side of Artesia Boulevard from Elgar Avenue to Crenshaw Boulevard. Denial of the appeal is recommended.

Transit Manager Schmidt noted receipt, this date, of correspondence from CalTrans concurring with the above stated recommendation.

Audience comments were invited by Mayor Armstrong.

Mr. Steve Papadakis, Anchor Liquors, 267 West 7th Street, San Pedro, objected to any such parking restrictions in the subject area (correspondence dated March 3, 1983, of official record) because of the negative impact this would represent to his liquor store located across the street. Construction of a sound-barrier type fence for benefit of the residences was suggested, instead.

Concerns regarding pollution, litter, and the possibility of accidents were expressed by Mr. John J. LaMont, 17403 Delia Avenue. Like objections were voiced by Ms. Beulah Riggs, and by Ms. Juanita Collier, also of Delia Avenue. It was the statement of this last speaker that the lives and health of the neighborhood residents is far more important than any loss of revenue which might be realized by the liquor store.

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

Councilman Walker recommended that a solution to the problem be sought other than red curbing 400 feet of Artesia Boulevard -- short term parking restrictions along that side of the street; cooperation from the store owners in working with their customers; and investigation of a sound buffering wall were all suggested as possible considerations by Mr. Walker.

Councilwoman Geissert noted that she would assume one reason for the recommended red curbing is because of the flow of traffic

and capacity of the Crenshaw/Artesia intersection, and, in her opinion, such action would be prudent from a safety and traffic point-of-view, as well as affording protection to the residential neighborhood. For these reasons, Mrs. Geissert would support the recommended red-curbing, and denial of the appeal.

Councilwoman Geissert SO MOVED; seconded by Councilman Applegate, and carried by way of the following roll call vote, yes being for denial of the appeal:

AYES:	COUNCILMEMBERS:	Applegate, Geissert, Rossberg, Wilson, Wirth and Mayor Armstrong
NOES:	COUNCILMEMBERS:	Walker

17. ADMINISTRATIVE MATTERS:

17a. ORDINANCE increasing transient occupancy tax.

ORDINANCE NO. 3064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 222.2.1 OF THE TORRANCE MUNICIPAL CODE RELATING TO TRANSIENT OCCUPANCY TAX AND REPEALING EMERGENCY ORDINANCE NO. 3062 RELATING TO THE SAME MATTER.

MOTION: Councilman Wirth moved for approval of Ordinance No. 3064, at its first reading. His motion was seconded by Councilwoman Geissert, and carried by way of the following roll call vote:

AYES:	COUNCILMEMBERS:	Geissert, Walker, Wilson, Wirth and Mayor Armstrong
NOES:	COUNCILMEMBERS:	Applegate and Rossberg

17b. MEMORANDA OF UNDERSTANDING AND MEMORANDA OF INTENT.

Action taken following Executive Session - see below.

17c. EXECUTIVE SESSION re: hours, wages and working conditions.

At 9:58 p.m., the Council recessed for purposes of an Executive Session, returning at 10:28 p.m., to take the following action:

17b. MEMORANDA OF UNDERSTANDING AND MEMORANDA OF INTENT.

MOTION: Councilman Applegate moved to concur, in principle, with the Memoranda of Intent for the following employee groups:

10.	City Council July 12, 1983
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Engineers, Torrance Fiscal Employees Association (TFEA), Torrance Inspection and Enforcement Association (TIEA), Torrance Professional Park and Recreation Employees Organization (TPPREO), Torrance Professional and Supervisory Association (TPSA), and Torrance Recurrent Recreation Employees Organization (TRREO).

The motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable.

RESOLUTION NO. 83-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE CITY EMPLOYEES ASSOCIATION FOR THE PERIOD FROM JUNE 26, 1983 TO JULY 1, 1985.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-155. Her motion was seconded by Councilman Applegate, and roll call vote proved unanimously favorable.

RESOLUTION NO. 83-156

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE LIBRARY EMPLOYEES ASSOCIATION FOR THE PERIOD FROM JUNE 26, 1983 TO JULY 1, 1985.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-156. Her motion, seconded by Councilman Applegate, was unanimously approved by roll call vote.

RESOLUTION NO. 83-157

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR TORRANCE LIBRARY PART TIME EMPLOYEES IN THE JOBS OF LIBRARY PAGE, JUNIOR LIBRARY CLERK, AND ASSISTANT LIBRARY CLERK FOR THE PERIOD JUNE 26, 1983 TO JULY 1, 1985.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-157. Her motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

11.

City Council
July 12, 1983

RESOLUTION NO. 83-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MANAGEMENT EMPLOYEES ORGANIZATION (TMEO).

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 83-158. Her motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable.

RESOLUTION NO. 83-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION 82-178 AND ADOPTING A NEW COMPENSATION PROCEDURE FOR ELECTED OFFICIALS.

MOTION: Councilman Wilson moved for the adoption of Resolution No. 83-159. His motion was seconded by Councilwoman Geissert, and carried unanimously by roll call vote.

RESOLUTION NO. 83-160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 82-197 AND ADOPTING A NEW PROCEDURE GOVERNING EMPLOYMENT COMPENSATION FOR CERTAIN MANAGEMENT EMPLOYEES.

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 83-160. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

RESOLUTION NO. 83-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS AND WORKING CONDITIONS FOR SAFETY MANAGEMENT EMPLOYEES AND REPEALING RESOLUTION NO. 82-203.

MOTION: Councilwoman Geissert moved for adoption of Resolution No. 83-161. Her motion, seconded by Councilman Applegate, carried unanimously by roll call vote.

RESOLUTION NO. 83-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH WAGES, HOURS, AND WORKING CONDITIONS FOR EXTERNALLY FUNDED AND LIMITED TENURE EMPLOYEES FOR THE PERIOD STARTING JUNE 26, 1983.

MOTION: Councilwoman Geissert moved for the adoption of Resolution No. 83-162. This motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

22. ORAL COMMUNICATIONS:

22a. Tributes to Management Assistant Dan McClain were offered at this time by Mayor Armstrong, Councilmembers, and City Manager Jackson. Mr. McClain's valuable service to the City of Torrance was acknowledged, as well as the fact that he will be keenly missed.

22b. City Manager Jackson acknowledged the outstanding contribution of former City Manager, Ed Ferraro, in formulating the Downtown Industrial Redevelopment Project.

22c. Councilwoman Geissert inquired regarding possible reimbursement of relocation expenses involved in moving the strawberry stand from Pacific Coast Highway to Crenshaw Boulevard. Mr. Ng advised that the City will work with the owners in this regard.

22d. Concerns regarding the closure of the Torrance probation office were expressed by Councilman Wirth.

22e. Councilman Applegate noted his concerns regarding parking problems caused by additional Court activities in the Civic Center location.

22f. Councilman Applegate indicated his personal favorable reaction to the movement of probation activities elsewhere.

22g. Mayor Armstrong recommended that members of the Council, individually, address to matter of the probation office closure in correspondence to the County Supervisors.

22h. Mr. Bill Schurmer, representing the Torrance Area Chamber of Commerce, pledged the Chamber's assistance in the area of traffic problems in the City.

22i. Management Assistant Dan McClain expressed appreciation for the words of commendation voiced by the Council and City Manager.

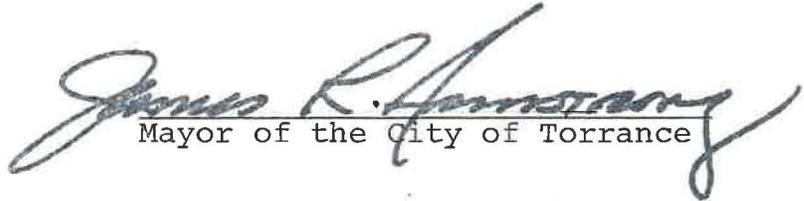
Adjournment at 10:55 p.m., was in memory of Mr. Tommy Wilkes.

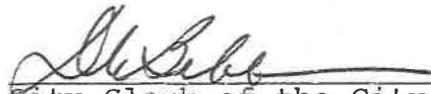
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Peggy Laverty
Minute Secretary

14.

City Council
July 12, 1983


Mayor of the City of Torrance


City Clerk of the City of Torrance