

I N D E XCity Council - November 1, 1983

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Ava Cripe
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, November 1, 1983, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: Councilman Wilson.

Also present: City Manager Jackson and Staff representatives.

3. FLAG SALUTE:

Mr. Lance Widman led in the salute to the flag.

4. INVOCATION:

Reverend Paul Nakamura, Lutheran Oriental Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilwoman Geissert moved to approve the minutes of October 11, 1983, as recorded. Her motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilman Wilson absent).

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6. MOTION TO WAIVE FURTHER READING:

Councilwoman Geissert 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 Councilman Walker, and roll call vote was unanimously favorable (Councilman Wilson absent).

7. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Committee re: Joslyn Center:
Friday, November 4th, is date for next meeting.

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Mayor Armstrong announced, with deep regret, the untimely passing of David Frandsen, young son of Sergeant Dennis Frandsen, and requested that this meeting be adjourned in his memory.

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8. COMMUNITY MATTERS:

8a. PROCLAMATION - "1736 Projects Week" -
November 7-13, 1983.

8b. PROCLAMATION - "Voice of Democracy Month" -
November, 1983.

So proclaimed by Mayor Armstrong.

10. TRANSPORTATION/PUBLIC WORKS MATTERS:

10a. REVOCAION OF LICENSE AGREEMENT - Crenshaw Boulevard
at Torrance Boulevard, Southwest Corner.

RECOMMENDATION OF CITY ENGINEER:

1. That your Honorable Body determines the previously dedicated right-of-way at the southwest corner of Crenshaw Boulevard and Torrance Boulevard is needed for public purposes.
2. That your Honorable Body authorize the City Manager to revoke the License Agreement dated August 2, 1966 between Bert M. Lynn Investment Corporation and the City of Torrance upon thirty (30) days notice to the owner and instruct him to send said notice forthwith.

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MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

10b. ACTION PLAN (CIRCULATION ELEMENT OF THE GENERAL PLAN); DRAINAGE DEFICIENCY STUDY AND PROPOSED CORRECTIVE PROGRAM.

RECOMMENDATION OF CITY ENGINEER:

1. That your Honorable Body approve the ACTION PLAN in principle.
2. That your Honorable Body refer the investigation of the sale of the sump sites to the Land Management Team for review and recommendation.

Staff presentations, and desired clarification, were provided by Sr. C.E. Associate Perkins and City Engineer Bourbonnais.

Following discussion by the Council -- including commendation of Staff for the Action Plan, a well done, effective reference document -- with expressed concerns re: widening of Torrance Boulevard and disposition of sump sites -- the following action was taken:

MOTION: Councilman Applegate moved to concur with the above stated recommendation of the City Engineer. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

* * * * *

The hour being 6:05 P.M., the Council convened in Joint Session with the Redevelopment Agency, to consider the following items:

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12. PLANNING AND ZONING MATTERS:

Considered jointly by Council and Agency:

Council agenda item 12a:

Agency agenda item 3a:

AGREEMENT WITH EL CAMINO COMMUNITY COLLEGE DISTRICT
ON THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT.

RESOLUTION NO. 83-252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THAT CERTAIN AGREEMENT WITH THE EL CAMINO COMMUNITY COLLEGE DISTRICT AND THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE FOR THE ALLOCATION OF TAX INCREMENT FUNDS FROM THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT

Councilwoman Geissert moved for the adoption of Resolution No. 83-252. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

RESOLUTION NO. RA 83-20

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF TORRANCE, CALIFORNIA, AUTHORIZING AND DIRECTING THE CHAIRMAN OF THE AGENCY TO EXECUTE, AND THE CLERK OF THE AGENCY TO ATTEST, THAT CERTAIN AGREEMENT WITH THE EL CAMINO COMMUNITY COLLEGE DISTRICT FOR THE ALLOCATION OF TAX INCREMENT FUNDS FROM THE TORRANCE INDUSTRIAL REDEVELOPMENT PROJECT

Mrs. Geissert moved for the adoption of Resolution No. RA 83-20. Her motion, seconded by Mr. Wirth, was unanimously approved by roll call vote (Dr. Wilson absent).

Council agenda item 12b:
Agency agenda item 3b:

SELECTION OF A DEVELOPER FOR SENIOR CITIZEN
HOUSING AT THE CRAVENS/EL PRADO SITE.

RECOMMENDATION:

The City Manager recommends utilization of a Request for Proposals process to select a developer for development of Senior Citizen Housing at the Cravens/El Prado site in Downtown Torrance.

Desired clarification was provided by Planning Associate Progen and Community Development Administrator Moore.

Council:

MOTION: Councilman Applegate moved to concur with the above stated recommendation. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

Agency:

MOTION: Mr. Applegate moved to concur with the above stated recommendation. His motion was seconded by Mrs. Geissert, and roll call vote was unanimously favorable (Dr. Wilson absent).

* * * * *

The Joint Session was regularly adjourned at 6:10 P.M., and the Council returned to its regular agenda order.

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15. HEARINGS:

- 15a. VP 83-1, DEAN C. DWYER: City Council consideration of an appeal of a Validation Permit to allow the retention of an illegally constructed second unit in the R-3 zone at 1103 Cota Street. THE PLANNING COMMISSION AND THE PLANNING DEPARTMENT RECOMMEND DENIAL OF THE SUBJECT REQUEST.

Proof 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, following Staff presentation by Planning Associate Bihn, invited comments from the audience.

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Representing the proponent, Attorney Milan D. Smith, Jr., Union Bank Building, reviewed the background history of the subject property -- the permit to construct a garage and washroom, issued some thirty years ago; the resultant Code violation; the purchase of the property by the proponent in 1976 with the assumption that the property was in compliance; etc. It was added by Mr. Smith that the subject property is reasonably attractive; the building is in compliance with the General Plan; the configuration is typical in the neighborhood; etc. -- further, no complaints have been lodged by neighbors or others who live nearby. Letters of support, of record, were noted by Mr. Smith.

Also pointed out by Mr. Smith was the need for this type of housing in the City of Torrance -- the proponent is agreeable to all Staff conditions, and "plead for your clemency, for your mercy," per Mr. Smith who requested that the Council reverse the decision of the Planning Commission and grant VP 83-1.

Speaking in support of the proponent and urging approval of the request were Ms. Thelma Rusk, 1023 Cota Avenue, and Ms. Betty Mann.

There being no one else present who wished to be heard, Councilman Applegate moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

Council discussion ensued with concerns expressed relating to the limited square footage and number of occupants in the living unit; the assorted mailboxes; the substantial number of converted garages in the area; overall housing needs; etc.

It was the comment of Councilwoman Geissert that were the Staff conditions carried forward there would be a vast improvement in the safety and livability of the subject unit, noting that in the future the properties will likely be developed differently and the existing structures will be removed.

Councilwoman Geissert thereupon MOVED to grant the appeal and approve VP 83-1, subject to all Staff conditions. The motion was seconded by Councilman Wirth.

Councilman Applegate stated at this time (following consultation with City Attorney Remelmeyer) that he strongly believes that misstatements have been made at this meeting on behalf of the appellant. Mr. Applegate noted that for several years he maintained his offices in a location

immediately adjacent to the subject property, and has had the opportunity to personally observe the building, the occupants, the owner, and to inspect the property, hence his knowledge of occurrences on the site. Further noted by Mr. Applegate were parking problems; the fact that the unit has been rented out to a number of different families, involving children; traffic hazards; etc. "This particular structure was meant as a garage; I don't believe it is a very healthy, safe place to live," in the opinion of Mr. Applegate.

A SUBSTITUTE MOTION was offered by Councilman Applegate: To DENY the appeal and DENY the project. The substitute motion was seconded by Councilman Rossberg, but FAILED TO CARRY, with a tie vote as follows:

AYES: COUNCILMEMBERS: Applegate, Rossberg; Mayor
Armstrong.
NOES: COUNCILMEMBERS: Geissert, Walker, Wirth.
ABSENT: COUNCILMEMBERS: Wilson.

The MAIN MOTION likewise FAILED TO CARRY, with a tie vote as follows:

AYES: COUNCILMEMBERS: Geissert, Walker, Wirth.
NOES: COUNCILMEMBERS: Applegate, Rossberg;
Mayor Armstrong.
ABSENT: COUNCILMEMBERS: Wilson.

There was further discussion, it being the consensus of the Council that there was a need for further Staff input, including a report from the Post Office re: mail recipients at this location. City Attorney research re: occupancy limitations was requested by Councilman Walker.

Councilwoman Geissert MOVED to reopen the hearing. Her motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

MOTION: Councilwoman Geissert moved to continue Item 15a, VP 83-1, to December 13, 1983, at 7:00 P.M. The motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

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The hour being 6:55 P.M., a 10-minute recess was ordered by Mayor Armstrong.

- 15b. CUP 83-25, WALDSUT-BAUHOLDING N.V. (Lester Kuzmick):
Request for City Council consideration of an appeal
of a Planning Commission denial of a retail use (sale
of wine for off-premise consumption) on a portion of
the property in the M-1 (PP) zone at 2565 West 237th
Street.

The request of the applicant for postponement of the appeal hearing date to November 15, 1983, was noted.

MOTION: Councilwoman Geissert moved to concur with the subject request, and to continue the hearing to November 15, 1983, at 5:30 P.M. The motion was seconded by Councilman Walker. There were no objections, and it was so ordered (Councilman Wilson absent).

17. ADMINISTRATIVE MATTERS:

17a. TRANSFER AND APPROPRIATION OF CABLE TELEVISION
FRANCHISE FEE PREPAYMENT FUNDS.

RECOMMENDATION:

The Cable Television Administrator and City Manager recommend that your Honorable Body transfer \$35,000.00 from the Cable Television Franchise Fee Prepayment Fund and appropriate it to the 1983-84 Office of Cable Communications Budget.

MOTION: Councilwoman Geissert moved to concur with the above stated recommendation. Her motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Councilman Wilson absent).

17b. CITY OF TORRANCE AND EL CAMINO COLLEGE CABLE TELE-
VISION EQUIPMENT POOL.

RESOLUTION NO. 83-253

A RESOLUTION OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE AUTHORIZING THE EXECUTION
 OF AN AGREEMENT BETWEEN THE CITY OF
 TORRANCE, EL CAMINO COMMUNITY COLLEGE
 DISTRICT, AND GROUP W CABLE, INC.,
 RELATING TO THE LOCATION AND USE OF
 CERTAIN CABLE TELEVISION EQUIPMENT

Councilwoman Geissert moved for the adoption of Resolution No. 83-253. Her motion was seconded by Councilman Walker; roll call vote was unanimously favorable (Councilman Wilson absent).

17c. CABLE TELEVISION STUDIOS, CIVIC CENTER THEATER
AND ARTS CENTER MASTER SITE PLAN.

RECOMMENDATION:

After receiving input from Staff, Group W representatives, the project architect, and representatives from the Parks and Recreation and Fine Arts Commissions, the City Council Committee on Citizen Development and Enrichment recommends:

Approval of the revised Master Plan and Schematic Drawings for the Civic Center Theater and Arts Complex as presented, including the placement and general footprint of the Cable Television Studios.

Authorization for Staff to begin negotiating with the Architect, H. Wendell Mounce and Associates, for preparation of construction documents on the total project.

Authorization to "fast-track" the Cable Television Studios.

Direction to the City Attorney and City Manager to negotiate a Cable Television Studio Lease Agreement with Group W.

Councilman Rossberg and Parks and Recreation Director Barnett reported on the above findings.

MOTION: Councilman Rossberg moved to concur with the above stated Committee recommendations. His motion was seconded by Councilman Applegate, and roll call vote was unanimously favorable (Councilman Wilson absent).

17d. EXEMPTION FROM BUSINESS LICENSE TAX.

RECOMMENDATION:

The Finance Department recommends not granting Mr. Dale Gasteiger's request to exempt those artists and craft persons participating in the Fall Arts and Crafts Show from the business license tax.

However, it is Staff's understanding that the South Bay Arts Alliance charges each artist a percentage of their gross sales for participating in this show. If Council wishes to exempt each artist from the business tax, Staff would recommend that the Alliance pass on to the City 1½% of the gross they receive in lieu of the business tax and the City receiving the sales tax.

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Mr. Dale Gasteiger, 3810 Paseo de las Tortugas, President, South Bay Area Arts Alliance, was present to reaffirm the contents of his October 27, 1983, communication (of record) in urging that the business license tax be waived for their arts show at Del Amo Center.

Clarification re: Staff recommendations was provided by Revenue Administrator Murdoch.

Council discussion ensued. It was the comment of Councilman Walker that this is a "once-a-year" type of thing, with limited revenue; this matter is more involved than this single case, and it was his recommendation that a policy be developed relating to all such groups and their varied activities.

Approval of the subject request was urged by Councilman Walker who MOVED to grant the appeal to exempt the South Bay Area Arts Alliance from the fees involved -- further, that Staff and the Council develop a policy related to this situation following meetings with like groups for appropriate input. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Wilson absent).

17e. EXECUTIVE SESSION.

See Page 12.

20. CONSENT CALENDAR:

- 20a. AWARD OF CONTRACT - To Furnish Printed Torrance Transit Bus Schedules. Ref. Bid No. B83-57.
Expenditure: \$20,092.50

RECOMMENDATION OF PURCHASING AGENT/BUYER:

That Council award a contract to the low bidder, Western Map Company, Glendale, California, to print the required transit schedules, for the amount of \$20,092.50, including tax.

- 20b. AWARD OF CONTRACT - Repair of Existing Drainage Channel South of 234th Street between Evalyn Avenue and Ocean Avenue - (B-83-58).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to George Dakovich & Son, Inc. and all other bids be rejected.

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

22. ORAL COMMUNICATIONS:

22a. City Manager Jackson announced that Water System Superintendent O'Cain had successfully passed his probation. Congratulations were extended by the Council.

22b. Councilman Applegate invited all present to the annual YMCA Pancake Breakfast on November 20, 1983.

22c. Councilwoman Geissert commended the Via Valmonte/Paseo de las Tortugas intersection improvements.

22d. Councilman Rossberg announced that he will not seek reelection in March of 1984 -- an announcement received with much regret by his fellow Councilmembers and all present.

In his prepared statement, Mr. Rossberg conveyed his gratitude for the rewarding experience of having served on the Council; his warm regard for past and present colleagues; and the basis for this decision: to spend more time with family, friends and business.

And, per Councilman Rossberg: "Two terms, eight years, is probably enough of Dick Rossberg, and it's time for new blood and fresh thinking. I thank all of you."

Mayor Armstrong stated that he and the Council will be offering appropriate tributes at an appropriate time.

22e. Mr. Lawrence Gitschier, 1303 Acacia, recommended the services of the architect who designed the complex at 162nd and Gramercy for the proposed senior housing on Cravens.

22f. Mr. Bill Henderson advised that the Human Resources Commission supports Item 12b re: the Cravens/El Prado site.

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

At 7:55 P.M. the Council recessed for an Executive Session, returning at 8:25 P.M. to take the following action:

MOTION: Councilman Applegate moved to concur with the Memorandum of Intent for the City Attorneys' group. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

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RESOLUTION NO. 83-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A COMPROMISE OF CLAIM WITH AIRESEARCH MANUFACTURING COMPANY, AND ALLOCATING THE SUM OF \$75,000 FOR SUCH PURPOSE

Councilman Applegate moved for the adoption of Resolution No. 83-254. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Wilson absent).

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The meeting was regularly adjourned at 8:28 P.M. -- adjournment was dedicated to the memory of David Frandsen.

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Ava Cripe
Minute Secretary

12.

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Mayor of the City of Torrance



City Clerk of the City of Torrance