

I N D E X

Torrance City Council - April 1, 1987  
(Continued from March 31, 1987)

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Adjournment was at 9:40 p.m.

# # # # #

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 Wednesday, April 1, 1987, at 5:35 p.m., in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

Absent: Councilman Applegate.

Also present: City Manager Jackson, City Attorney Remelmeyer, and Staff representatives.

Continued from the City Council meeting of March 31, 1987:

15a. CUP 86-15, TT 45010 (EA 86-5), OXFORD PROPERTIES, INC / DUKE RUNNELS, DENNIS MOLONEY:

Mayor Geissert announced the subject matter as Council consideration of an administrative appeal of a Planning Commission denial of a Conditional Use Permit and Tentative Tract to allow the construction of an eight-story, 302,000 square foot office building and a four-story parking structure accommodating 1,015 cars in the C-3 Zone on the southeast corner of Hawthorne and Torrance Boulevards. CUP 86-15, TT 45010, OXFORD PROPERTIES, INC/DUKE RUNNELS, DENNIS MOLONEY.

The Mayor noted that the Council conducted the public hearing on this subject at its March 31, 1987, meeting and voted (six to one) to approve the project; however, upon direction of the City Attorney the resolutions were not adopted at that meeting.

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Those resolutions, incorporating the Council's direction of March 31, were now in the hands of Council and staff, and the Mayor directed the City Clerk to assign a number and read title to --

RESOLUTION NO. 87-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING AN APPEAL AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF AN 8-STORY OFFICE BUILDING AND A 4-STORY PARKING STRUCTURE ACCOMMODATING 1,015 VEHICLES IN THE C-3 ZONE ON THE SOUTHEAST CORNER OF HAWTHORNE AND TORRANCE BOULEVARDS  
CUP 86-15 (EA 86-5)  
OXFORD PROPERTIES, INC./DUKE RUNNELS, DENNIS MOLONEY

MOTION: Councilman Nakano moved to adopt Resolution No. 87-70. His motion was seconded by Councilman Walker, with the following noted modifications:

\* Page 2, Paragraph 8: Delete " . . . and Tentative Tract 45010," from Line 1. Modify Line 3 to read: " . . . to allow the construction of an 8-story office building with associated parking structure . . . ."

\* Page 3, Condition 12: to read: "That copies of recorded cross access easements with adjacent properties (the Marriott Hotel and Denny's properties) shall be provided . . . ."

\* Page 5, Condition 37: to read: "That the developer shall execute, in favor of the City, a covenant running with the land, or other suitable legal instrument to the satisfaction of the City Attorney, which will have the effect of restricting the Floor Area Ratio on the entire site . . . ."

The above modifications were accepted by Councilman Nakano, as maker of the motion.

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Building and Safety Director Grippo requested the following --

\* Page 4, Condition 25: to read: ". . . no later than one year after the initial occupancy of the building and in order to control soil erosion . . . ."

Accepted by Councilmen Nakano and Walker (maker and seconder of the motion).

Mr. Richard Baker, Imperial Bank, 9920 South LaCienega Boulevard, Los Angeles, suggested:

\* Page 5, Condition 37: for clarification should read: ". . . on the entire site (Parcels 1, 2 and 3) to a gross floor area ration of not to exceed .8 to 1."

City Attorney Remelmeyer concurred.

Accepted by Councilmen Nakano and Walker as part of the motion.

A lengthy discussion developed regarding the specification, at this time, of cross access easements related to the Imperial Bank site.

Public input during this Council/staff consideration was forthcoming from:

Mr. Richard Baker, Imperial Bank, 9920 South LaCienega Boulevard, Los Angeles, and

Mr. Duke Runnels, 2049 Century Park East, with Oxford Properties.

It was ultimately conceded by Planning Director Ferren that the mechanism is available to the City to enforce the right of cross access between the parties upon consideration of the development of Parcel 2 under the Conditional Use Permit process. Mr. Ferren noted that it would be the City's intent to so enforce this requirement at that time.

(There was no modification to the resolution under consideration concerning the matter of the cross access easements to the Imperial Bank site.)

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Roll call vote on the motion to adopt Resolution 87-70 AS MODIFIED (\*), proved unanimously favorable, (Councilman Applegate absent).

At Mayor Geissert's direction, City Clerk Wilson then assigned a number and read title to --

RESOLUTION NO. 87-71

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE GRANTING AN APPEAL FROM  
A PLANNING COMMISSION DENIAL AND APPROVING  
TENTATIVE TRACT 45010

MOTION: Councilman Nakano moved to adopt Resolution No. 87-71. His motion was seconded by Councilman Mock.

Sr. C.E. Associate Perkins requested:

\* Page 2, Paragraph 1 (b): DELETE entire paragraph.

\* Page 3, Paragraph g: ". . . internal private drive and utilities." (This modification was suggested earlier by Mr. Baker under discussion of the Conditional Use Permit resolution).

Councilwoman Hardison requested the following --

\* Page 3, add Paragraph i: "That the entire site (Parcels 1, 2 and 3) would have a gross floor area ratio not to exceed .8:1."

Councilmen Nakano and Mock, as maker and seconder of the motion for adoption of Resolution 87-71, accepted the above modifications as amendments to that motion.

Roll call vote on the motion AS AMENDED was unanimously favorable (Councilman Applegate absent).

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17. ADMINISTRATIVE MATTERS:

17a. UNDERWRITERS FOR CITY CABLE PROGRAMS:

RECOMMENDATION OF CABLE TELEVISION ADMINISTRATOR:

Staff recommends that Council approve the Office of Cable Communications' use of underwriter services in the manner described (in agenda item material).

MOTION: Councilman Walker moved to concur with the above noted staff recommendation. His motion was seconded by Councilman Wirth, and roll call vote was unanimously favorable (Councilman Applegate absent).

17b. Considered later in the meeting - see Page 11.

17c. SECTION 8 HOUSING ASSISTANCE PROGRAM:

Considered March 31, 1987 - see minutes for that meeting.

17d. NON-DISTURBANCE AGREEMENT - CLOTHETIME:

RESOLUTION NO. 87-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE FORM OF A NON-DISTURBANCE AND ATTORNMENT AGREEMENT WITH THE CLOTHETIME, INC. AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY

MOTION: Councilman Nakano moved to adopt Resolution No. 87-72. His motion, seconded by Councilman Walker, carried unanimously by roll call vote (Councilman Applegate absent).

17e. COUNTY-WIDE TAXICAB REGULATION:

RECOMMENDATION OF ACTING FINANCE DIRECTOR:

Staff recommends that your Honorable Body adopt the concept of a county-wide regulation for taxicabs if the four areas of concern mentioned (outlined in staff written material) are satisfactorily addressed by the Independent Cities Association.

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Staff report was provided by Revenue Administrator Murdoch, who reviewed the four concerns of record, as follows.

- Taxi Stand.
- Fees required - Distribution of Fees and Fines.
- Insurance - Requirements Generally.
- Records to be kept.

Mr. Murdoch deemed these concerns to be minor in nature and recommended that the Council adopt the concept as presented.

MOTION: Councilman Nakano moved to concur with the staff recommendation on Agenda Item 17e. His motion, seconded by Councilman Walker, carried unanimously by roll call vote (Councilman Applegate absent).

17f. EXECUTIVE SESSION:

See Page 12.

17g. SALE OF CITY OWNED PROPERTY - 237TH PLACE AND CABRILLO:

RESOLUTION NO. 87-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE SALE OF CITY OWNED PROPERTY AT 237TH PLACE AND CABRILLO AVENUE TO MR. AND MRS. LUIS A. COVEY AND AUTHORIZING THE CITY ATTORNEY TO PREPARE THE NECESSARY LEGAL DOCUMENTS

MOTION: Councilman Nakano moved to adopt Resolution No. 87-73. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilman Applegate absent).

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17h. PUBLIC ACCESS GRANTS PROGRAM:

RECOMMENDATION OF CABLE TELEVISION ADVISORY BOARD/  
CABLE TELEVISION ADMINISTRATOR:

It is recommended that Council authorize the Board to proceed with the grants program, including the application, review and award process, as outlined in staff material of record on this agenda item.

MOTION: Councilman Walker moved to concur with the above stated recommendation on Agenda Item 17h. His motion, seconded by Councilman Mock, carried unanimously by roll call vote (Councilman Applegate absent).

17i. CITY SELECTION COMMITTEE:

RECOMMENDATION OF THE CITY MANAGER:

It is recommended that the Council take action on nominees for both the California Coastal Commission and LAFCO.

It was the general consensus of the Council that the City of Torrance support Mr. Ron Cawdry of Redondo Beach, as a candidate for the California Coastal Commission and LAFCO (with the understanding that there be flexibility as the occasion would dictate).

\* \* \*

The hour being 6:35 p.m., Councilman Walker departed from the meeting.

\* \* \*

17j. ALLOCATION OF SENIOR ACCOUNTANT POSITION:

RECOMMENDATION OF ACTING FINANCE DIRECTOR:

It is recommended that your Honorable Body allocate one additional Senior Accountant position to the Finance Department for the remainder of 1987 fiscal year.

MOTION: Councilman Nakano moved to concur with the above recommendation on Agenda Item 17j. His motion was seconded

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by Councilwoman Hardison, and roll call vote proved unanimously favorable (Councilmen Applegate and Walker absent).

20. CONSENT CALENDAR:

- 20a. COUNCIL AUTHORIZATION TO AWARD A PURCHASE ORDER - For procurement of a complete Modular Studio Staging System for the new Cable TV Facility  
Ref: Sole Source Bid  
Expenditure: \$12,950.00, including tax plus freight.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that the Council award a Purchase Order for the procurement of the required complete Modular Staging System with graphics design cart from Uni-Set Corporation of Rochester, New York in the total amount of \$12,950.00, including tax plus freight.

- 20b. COUNCIL AWARD OF CONTRACT: For the purchase of a Studio Lighting System for the new City Cable Television Facility.  
Ref: Bid B87-13  
Expenditure: \$36,764.59, including tax.

RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is staff's recommendation that Council award a contract for the purchase of the Cable Television Studio Lighting System to Four Star Stage Lighting, Inc. of Los Angeles, California, in the total amount of \$36,764.59, including tax.

- 20c. COUNCIL AWARD OF PURCHASE ORDER: To furnish various office furnishings required for the City of Torrance Police Facility  
Ref: Bid B87-11  
Expenditure: \$15,513.14.

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RECOMMENDATION OF DIRECTOR OF GENERAL SERVICES:

It is, therefore, recommended that the Council award the following purchase orders for the required office furnishing to the following listed company for each bid item as follows:

1. Recommend a purchase order award be made to **Huntington Resource** of Pasadena, CA, as low bidder for the following items:

| <u>A.</u> | <u>LATERAL FILES</u>             | <u>QTY</u> | <u>UNIT COST</u> | <u>AMOUNT</u> |
|-----------|----------------------------------|------------|------------------|---------------|
|           | #830-261F                        | 1          | \$219.52         | \$ 219.52     |
|           | #830-361HF                       | 4          | 269.24           | 1,184.96      |
|           | #836-361HF                       | 1          | 341.04           | 341.04        |
|           | #842-361HF                       | 2          | 391.44           | 782.88        |
|           | #836-461HF                       | 2          | 441.84           | 883.68        |
| <br>      |                                  |            |                  |               |
| <u>B.</u> | <u>DESKS</u>                     |            |                  |               |
|           | #325021-S1R                      | 1          | \$801.36         | \$ 801.36     |
|           | #32021-S1R                       | 1          | \$453.04         | 453.04        |
| <br>      |                                  |            |                  |               |
| <u>C.</u> | <u>TABLES</u>                    |            |                  |               |
|           | #32924                           | 1          | \$329.84         | \$ 329.84     |
| <br>      |                                  |            |                  |               |
| <u>D.</u> | <u>CHAIRS</u>                    |            |                  |               |
|           | #451-420-4                       | 1          | \$170.80         | \$ 170.80     |
| <br>      |                                  |            |                  |               |
| <u>E.</u> | <u>LATERAL FILES - PANEL MT.</u> |            |                  |               |
|           | #98526                           | 4          | \$255.36         | \$1,021.44    |
|           | #98716                           | 1          | 27.44            | 27.44         |
| <br>      |                                  |            |                  |               |
| <u>F.</u> | <u>CREDENZA</u>                  |            |                  |               |
|           | #42488D                          | 1          | \$576.24         | \$ 576.24     |
| <br>      |                                  |            |                  |               |
| <u>G.</u> | <u>OPTIONAL TOPS</u>             |            |                  |               |
|           | #32T7218                         | 1          | \$178.64         | \$ 178.64     |
| <br>      |                                  |            |                  |               |
| <u>H.</u> | <u>WARDROBE CLOSET</u>           |            |                  |               |
|           | #730-16101                       | 1          | \$221.76         | \$ 221.76     |
| <br>      |                                  |            |                  |               |
| <u>I.</u> | <u>STRUCTURAL PANELS/ACCES.</u>  |            |                  |               |
|           | #98201                           | 3          | \$183.68         | \$ 551.04     |
|           | #98218                           | 6          | 273.84           | 1,643.04      |
|           | #98213                           | 2          | 249.76           | 499.52        |
|           | #98213-P2                        | 3          | 305.76           | 917.28        |
|           | #98221                           | 1          | 255.36           | 255.36        |
|           | #98228                           | 2          | 335.44           | 670.88        |
|           | #98719                           | 4pr        | 27.44            | 109.76        |
|           | #98648                           | 1          | 56.00            | 56.00         |
|           | #98683-1D                        | 1          | 57.12            | 57.12         |

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J. INSTALLATION REQUIRED  
 Covers installation of lot included in  
 Item E - Lateral Files, Item E and  
 Panel MT. and Item I - I Unit Prices  
 Structural Panels  
 TOTAL P.O. AMOUNT: \$11,952.64

2. Recommend a purchase order award be made to **Eastman, Inc.** of Long Beach, CA as low bidder for the following items:

| C. <u>TABLES</u>     | <u>QTY</u>        | <u>UNIT COST</u> | <u>AMOUNT</u> |
|----------------------|-------------------|------------------|---------------|
| CRT Tables #3060CSPO | 10                | \$181.60         | \$1,816.00    |
| D. <u>CHAIRS</u>     |                   |                  |               |
| #451-312T            | 6                 | \$290.55         | \$1,744.50    |
|                      | TOTAL P.O. AMOUNT |                  | \$3,560.50    |

FUNDING

Adequate funds are available through the CAL-ID Program Federal Revenue Sharing Funds appropriated by Council in April 1985 to cover these expenses.

20d. SUBJECT: FINAL TRACT MAP NO. 43770  
 Subdivider: Majestic Woods  
 Location: 2235 West 241st Street (Lomita)  
 No. of Lots: 2 (10 unit condo)  
 Lot 1 within City of Torrance

RECOMMENDATION OF CITY ENGINEER:

The Engineering Department recommends that Final Tract Map 43770 be approved.

MOTION: Councilman Wirth moved to concur with staff recommendations on Agenda Items 20a, 20b, 20c, and 20d. His motion, seconded by Councilwoman Hardison, carried unanimously by roll call vote (Councilmen Applegate and Walker absent).

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The Council now returned to --

17b. REPORT OF CITY COUNCIL COMMITTEE ON CITIZEN DEVELOPMENT  
AND ENRICHMENT RE CRITERIA FOR EVALUATING RECREATION  
OPEN SPACE:

RECOMMENDATION:

It is the recommendation of the Council Committee on Citizen Development and Enrichment that the Recreation Open Space Criteria (as set forth in the report) be adopted.

MOTION: Councilman Nakano moved to concur with the above noted Committee recommendation. His motion was seconded by Councilman Wirth.

Prior to roll call vote, audience comments were invited by the Mayor.

Mr. Don Lee, 2931 Toledo Street, #34, a member of the Parks and Recreation Commission, recommended concurrence with the report.

City Clerk Wilson advised that correspondence (of record) had been received from the Torrance League of Women Voters indicating their support of the criteria set forth in the Committee's report.

Roll call vote on the above motion proved unanimously favorable (Councilmen Applegate and Walker absent).

22. ORAL COMMUNICATIONS:

22a. See Page 2 of March 31, 1987 minutes.

22b. See Pages 28 and 29 of March 31, 1987 minutes.

22c. Ms. Lucy Ritorto, extended an expression of welcome to the City's newly appointed Fire Chief, Scott Adams.

Ms. Ritorto also commended the Council on recent actions pertaining to the City logo and Dial-A-Lift services.

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The Council now returned to --

17f. EXECUTIVE SESSION:

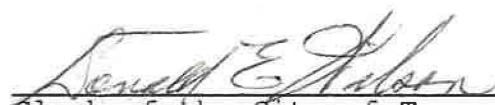
Mayor Geissert read the following statement into the record:

The City Council will now recess to closed session to confer with the City Manager regarding salaries, salary schedules and compensation for certain employee groups. The authority for holding an executive session for this purpose is contained in Government Code Section 54957.6.

At 6:46 p.m., the Council recessed to executive session, returning at 9:40 p.m. for formal adjournment. There was no action as a result of the executive session.

# # # # #

  
Mayor of the City of Torrance

  
Clerk of the City of Torrance

Peggy Laverty  
Minute Secretary

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