

August 3, 1999

**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 7:05 p.m. on Tuesday, August 3, 1999, in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Cribbs, Horwich, Lee, Messerlian, O'Donnell, Walker and Mayor Hardison.

Absent: None.

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

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Earl Mealins, President of Torrance Sister City Association.

Pastor Ed Haver, Church of Christ, gave the invocation for the meeting.

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Mayor Hardison requested that the meeting be adjourned in memory of long time Torrance resident Ruth Waddell.

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**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 Councilmember 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 WITHDRAWN/DEFERRED ITEMS**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**

**Citizen Development and Enrichment Committee**

Joint Meeting with Torrance Unified School District  
Tuesday, August 3, 1999 – 8:00 p.m.  
TUSD District Office Conference Room  
2335 Plaza Del Amo

Councilman Lee announced that the meeting was held as scheduled and that a report would be forthcoming.

**6. COMMUNITY MATTERS**

**6a. RECOGNITION OF SOUTH BAY SPECIAL OLYMPICS TEAM**

Mayor Hardison introduced the South Bay athletes who participated in the Special Olympics World Games in North Carolina: Sherrie Atkins, Janice Clark, Nitaya Fulton, Jamie Ferguson, Vanessa Knight, Debbie Spomer, Pam Spomer, Rosilind Cole, Melody Davis, Robert Pacheco, Andy Rubio, and Robert Waters, and their coach, Fred Hollis.

**6b. INTRODUCTION OF KASHIWA EXCHANGE STUDENTS**

Mayor Hardison introduced Earl Mealins, Torrance Sister City Association President, who called upon members of the delegation: Ryoko Akiyama, Shiho Mineyama, Katsura Numata, Miho Okada, Seiichi Sato, Kana Shimoyama, Yuji Takayama, and Tae Tanaka; and adult leader, Kazuko Otaki, while Mayor Hardison presented each with a plaque.

**6c. INTRODUCTION OF DEL AMO ROTARY CLUB EXCHANGE STUDENTS**

Mayor Hardison introduced Del Amo Rotary Club exchange students Yuka Yokata and Kensuke Handa.

**7. CONSENT CALENDAR**

**7a. APPROVAL OF MINUTES – JUNE 15, 1999**

**7b. REDGUM LERP PSYLLID INFESTATION OF EUCALYPTUS TREES**

Considered separately, see pages 3-4.

**7c. AUTHORIZATION FOR SALE OF SURPLUS VEHICLES**

**Recommendation**

Recommendation of the General Services Director that City Council authorize the sale of five (5) surplus vehicles.

**7d. CHANGE ORDER RE EMPLOYEE SERVICE AWARDS**

**Recommendation**

Recommendation of the Human Resources Director that City Council approve a change order to the purchase order with O.C. Tanner extending the period to June 30, 2000 and the amount of the purchase order by an additional \$30,000 for the purchase of employee service awards.

**7e. CONTRACT NEGOTIATIONS RE VISION SOFTWARE**

**Recommendation**

Recommendation of the Chief of Police that the City Council authorize the Police Department, in conjunction with the City Attorney, to enter into contract negotiations with VISION Software as the sole source vendor for Computer Aided Dispatch (CAD), Records Management System (RMS), and Mobile Data Computer (MDC) software modules.

**MOTION:** Councilwoman O'Donnell moved for the approval of Consent Calendar Items 7a, 7c, 7d and 7e. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

**10. PUBLIC SAFETY**

**10a. PURCHASE ORDER RE CHEVROLET TAHOE EQUIPMENT**

**Recommendation**

Recommendation of the Chief of Police that City Council approve a purchase order with the FUN Company for five command post boxes and five passenger compartment storage boxes for the Police Chevrolet Tahoes in the amount of \$24,950.86.

Police Chief Herren presented the staff report (per written material of record).

In response to Councilman Lee's inquiry, Chief Herren indicated that Chevrolet Tahoes will not be manufactured for the model year 2000, but consideration is being given to bringing them back in 2001.

**MOTION:** Councilwoman O'Donnell moved to concur with the staff recommendation. The motion was seconded by Councilman Walker and passed by unanimous roll call vote.

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Consent Calendar Item 7b was considered out of order at this time.

**7b. REDGUM LERP PSYLLID INFESTATION OF EUCALYPTUS TREES**

**Recommendation**

Recommendation of the Street Services Director that City Council receive staff input and analysis regarding the Redgum Lerp Psyllid infestation problem with the eucalyptus trees specifically on Torrance Boulevard, Carson Street, and Wilson Park.

In a slide presentation, Administrative Analyst Drakodiadis, reported on the Redgum Lerp Psyllid (RLP) infestation of the City's Eucalyptus trees. He explained that the RLP, a small insect that defoliates and weakens trees, was first discovered in the City in March of 1999 in trees along Torrance Boulevard and has since been observed in all parks and parkways where Red Gum, Blue Gum, Sugar Gum and Rudis Eucalyptus trees are found. He discussed the steps being taken to save the trees on Torrance Boulevard, noting that there are no proven methods of control, and outlined residential outreach efforts, including a Los Angeles County hotline at 1-800-356-2894.

Streetscape Manager Chamness reported on plans currently underway to seek biological methods of control and advised that it was staff's intention to continue to treat the trees on Torrance Boulevard with Merit, a systemic pesticide, until a better solution is found.

Councilman Walker questioned why only the trees on Torrance Boulevard were being treated. Streetscape Manager Chamness advised that the treatment costs approximately \$100 a tree, and City Manager Jackson explained that the mature trees on Torrance Boulevard are more susceptible to damage from the insects and it had been determined that it would not be cost effective to treat younger trees such as those at Wilson Park. He offered to provide additional information regarding the status of trees in other parts of the City.

Street Services Director Bell indicated that staff would continue to monitor the situation and report to City Council periodically on the progress of eradication efforts.

Mr. Jack LeResche, 3634 W. 228<sup>th</sup> Street, expressed the hope that any action taken would include the Eucalyptus trees on Dominguez Street, one block east of Crenshaw Boulevard.

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## **11. ADMINISTRATIVE MATTERS**

### **11a. DEVELOPMENT OF ZAMPERINI FIELD/ TORRANCE MUNICIPAL AIRPORT**

#### **Recommendation**

Recommendation of the Land Management Team that City Council concur with the Team's recommendation to award an exclusive right to negotiate with Torrance Flite Park, LLC for the development of certain parcels at Zamperini Field/Torrance Municipal Airport based on the proposal received as solicited through RFP 99-01.

Mayor Hardison noted supplemental material available at the meeting.

Land Management Team Chairman Sunshine presented the staff report (per written material of record). He noted that representatives of Torrance Flite Park, LLC were available to make a formal presentation to the Council regarding their proposal. Councilmembers indicated that they were prepared to make a decision on this issue based on the comprehensive written information that was provided.

In response to Councilwoman Cribbs' inquiry, Mr. Sunshine advised that the financial information provided in the proposals had not been verified as part of the review process but would be confirmed as negotiations proceed.

Mr. Barry Jay, 2514 Brian Avenue, President of Torrance Airport Association, stated that the users of Torrance Airport support Torrance Flite Park's proposal and encourage the City to enter into negotiations as soon as possible. He expressed the hope that the City would keep rents reasonable and on par with rents charged for aeronautical-related use at other airports that do not allow airline activities.

Mr. Frank Rizzardi, 23544 Carlow Road, representing Southwood Riviera Homeowners Association, voiced opposition to the project citing noise impact and economic concerns. He stated that in the past, the City has leased property to fixed-base operators (FBOs) and as a result noise levels have greatly increased and that this development would further degrade the quality of life for residents. He maintained that the types of aircraft this development hopes to attract have the highest decibel rates as listed in the City's Noise Abatement Reports and indicated that he would like to see a restriction in the contract prohibiting the sale of large executive and turbo prop aircraft in this project. Referring to economic issues, he stated that the City heavily subsidizes the airport for the benefit of pilots, most of whom are non-residents, and pointed out that close to \$3 million a year from leases at Rolling Hills Plaza goes into the Airport Fund which currently has a reserve of over \$7 million. He recommended that rather than enlarging the airport and adding to the Airport Fund, the City Charter should be amended to place these funds in the General Fund for use by all residents.

Mr. Bill Sherwood, Rolling Hills Aviation, Inc., questioned whether the project would be allowed to rent space for non-aeronautical uses, voicing doubts that there was sufficient demand from aviation-related businesses to fill this large of a complex. He noted that all of the aviation-related businesses at Santa Monica Airport had gone bankrupt during the airport's transition and stated that he did not believe his company could survive at the rental rates that would have to be charged to support this commercial venture. He asked that the Council consider giving some protection to FBOs that are currently operating at the airport.

Speaking from a pilot's perspective, Mr. Edward Pierce, #3 Clearvista Drive, Rolling Hills Estates, indicated that he was impressed with Torrance Flite Park's proposal but was concerned that the City would be dealing with a limited liability company. He stated that care should be taken to ensure that adequate financing exists to guarantee completion and that it should be determined that the first phase is successful before proceeding on to the next phase. He commented on the valuable service existing FBOs provide and that it would be a great loss if increased rents make it impossible for them to continue to operate.

Mayor Hardison asked staff to respond to Mr. Sherwood's inquiry regarding the rental of space for non-aeronautical purposes. Mr. Sunshine advised that the project must meet criteria listed in the City's standard lease for "inside the fence" aeronautical uses, as well as conform to the Airport Master Plan. He indicated that the office space in the proposed development is designated as "aviation-related office use," and that coming up with a precise definition of that term will be part of the negotiation process.

Councilman Walker commented that this Council and previous Councils over the past 30 years have endeavored to make Torrance Airport into what it is today: a very attractive, well used and well regulated airport. He voiced support for the proposed project and stated that he believed citizens would be very pleased with the ultimate result.

Councilman Horwich stated that he also thought it was a good project but expressed concerns about whether the 39,600 square feet of office space would be reserved for aviation-related uses. He stated that he generally believes in letting the marketplace determine rents and that he was not sure why aviation-type projects feel they need a lower rental base but was open to discussion on this issue.

In response to Councilman Messerlian's inquiry, Mr. Sunshine provided a tentative timeline for the negotiation process.

Councilwoman Cribbs stated that she thought it was an interesting proposal and was in favor of beginning the negotiation process, but indicated that she did not want her vote to be construed as pre-approving any elements of the project. She noted that many aspects of the proposal need further investigation.

Responding to Mr. Rizzardi's comment, City Manager Jackson reported that voters had defeated a Charter amendment such as the one Mr. Rizzardi proposed.

Mayor Hardison indicated that she had received letters from Joe Arciuch and Mel Auerbach and they were included as part of the public record.

Mayor Hardison voiced support for moving forward with the negotiation process and commented on the Council's decision to solicit proposals for the development of the remaining acreage at the airport after many years of waiting for smaller developments to be proposed. Noting that the Council has been consistent in reserving land inside the airport fence for aeronautical use, she stated that she would be most interested as to how the office space is utilized. She expressed the hope that there would continue to be a place for Bill Sherwood, and other long time fixed-base operators, at the airport, stating that she was pleased that construction would be phased to allow them an opportunity to relocate.

**MOTION:** Councilman Walker moved to award an exclusive right to negotiate with Torrance Flite Park, LLC for a negotiation period not to exceed 180 days. The motion was seconded by Councilman Lee and passed by unanimous roll call vote.

The Council met as the Redevelopment Agency from 8:50 p.m. to 8:51 p.m.

**15. OTHER**

**15a. ORAL COMMUNICATIONS**

City Manager Jackson announced that 223<sup>rd</sup> Street is now open at Western Avenue.

Parks and Recreation Administrator John Jones announced the opening of the Parks and Recreation summer musical, Joseph and the Amazing Technicolor Dreamcoat, at the Torrance Cultural Arts Center on August 5 for two weekends and encouraged everyone to attend.

Councilman Horwich congratulated the South Bay Special Olympic Athletes who participated in the World Games in North Carolina along with Recreational Specialist Duthie and Coach Hollis. Commenting on the problem with the Eucalyptus trees, he noted that he considers the mature trees a valuable asset.

Responding to Councilman Lee's question concerning construction projects, City Manager Jackson and staff advised that the basement was being cleared for the remodeling of the Civic Center Library, the plan check was at Building and Safety, and the project is on schedule; that bids for construction of the Nature Center at Madrona Marsh would be opened on September 9; and that the construction of the gym at Wilson Park was progressing.

City Manager Jackson reported on the progress of the installation of freeway signs for the Cultural Arts Center.

Councilwoman O'Donnell invited everyone to attend a free Torrance Symphony Pop Concert conducted by Frank Fetta at Wilson Park on Sunday, August 8, 1999, at 3:00 p.m.

Councilwoman O'Donnell noted that 221 new MAX stop signs are being installed between Palos Verdes and El Segundo and that there will be special promotions to encourage bus ridership.

Referring to Item 11a (Torrance Airport Development), Mr. Frank Rizzardi commented on an Ad Hoc Committee that was formed by the Airport Commission to review the Robinson Helicopter contract and expressed the hope that there would be some review of the Torrance Flite Park contract prior to its presentation to the Council; stated that the proposed Charter Amendment concerning the Airport Fund was defeated because there was no opportunity for public review and its intent was unclear; commended Brian Sunshine for doing an excellent job in his position; and thanked City Clerk Herbers and her staff for their response to his requests.

**16. EXECUTIVE SESSION**

At 9:02 p.m., pursuant to Government Code Sections 54957.6, 54956.9(c) and 54956.8, the Council recessed into a closed session to discuss matters listed on the meeting agenda.

At 9:51 p.m., the Council returned to open session in Council Chambers. No formal action was taken on any matter heard in closed session.

**17. ADJOURNMENT**

At 9:51 p.m., the meeting was adjourned to Tuesday, August 10, 1999, at 5:30 p.m., for an executive session, with the regular meeting commencing at 7:00 p.m.

**\*\* Adjourned in Memory of \*\*  
Ruth Waddell**

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Mayor of the City of Torrance

ATTEST:

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City Clerk of the City of Torrance

Sue Sweet  
Recording Secretary