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Ava Cripe
Minute Secretary

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ORAL COMMUNICATIONS (Cont.)

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Adjourned at 11:10 P.M. to 4:30 P.M. February 1, 1972.

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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 Tuesday, January 25, 1972, at 6:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

In attendance were Councilmen Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, and Deputy City Clerk Moss. Absent: City Clerk Coil and City Treasurer Rupert.

3. FLAG SALUTE:

Assistant to the City Manager Jackson led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Barnett Kinafd, First Baptist Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of January 11, 1972 be approved as recorded. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all regularly audited demands be paid. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

7. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz moved that after the Clerk has given 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 Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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Taken at this time:

COMMISSION MATTERS:

9. Commission Interviews.

The "standing room only" audience was welcomed by Mayor Miller, and the appreciation of the Council for such interest was conveyed by the Mayor -- some 75 presentations by Commission applicants followed -- concluding which Mayor Miller announced that a Personnel Session would follow at a later hour or date to consider the Commission appointments.

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The hour being 7:15 P.M. a recess was ordered by Mayor Miller. The Council returned to its regular agenda at 7:30 P.M.

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8. COUNCIL COMMITTEE MEETINGS.

In view of the considerable interest in Airport matters in evidence throughout the Commission interviews, Councilman Surber advised that it is the decision of the members of the Transportation Committee, in the interest of saving time, to hold a Committee meeting to review the situation.

Councilman Surber then MOVED that the Transportation Committee meet regarding the above matter on January 31, 1972 at 4:30 P.M. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. Use of the Council Chambers on that date was specifically requested.

PROCLAMATIONS:

10. "YMCA" Week" - January 23 to January 30, 1972.
11. "National Salesmen's Week" - February 6 through February 12, 1972.
12. "Rotary Four-Way Test Week" - February 6 through February 12, 1972.

So proclaimed by Mayor Miller.

PLANNING MATTERS:

13. ORDINANCE re: Apartment Development and Maintenance Standards.

The differing opinions regarding these Standards expressed at the January 18th Council meeting were noted by Councilman Uerkwitz, with the announcement that, at his request, a substitute ordinance has been prepared with essentially the same guidelines as the original ordinance with the exception that the density factor is changed from 27 units to 33 units, with open space and other considerations proportioned accordingly.

Councilman Sciarrotta stated that at the January 18th meeting he had tried to put across that the only reason for his abstention was the fact that he has a piece of R-3 property, and he has vivid recollection of another occasion when he did not want Federal funds for parks, the word got around that he was against parks; it was not indicated that the only thing he was opposed to was Federal aid for parks. His abstention last week was for the same reason, based on his concern that people will say he has an R-3 piece of property, and that he voted on an R-3 ordinance; it would not be indicated that he would be voting against himself. Mr. Sciarrotta then stated that he is prepared this evening to change his vote for the density proposed in the original ordinance.

The lengthy, difficult January 18th Council meeting was pointed out by Mayor Miller who likewise abstained on the Apartment Standards measure -- his reason for doing so being that the vote would be on a general law, not a specific property, and his concern for possible conflict of interest -- in the face of such confusion, it is the Mayor's opinion that one should take time out to make sure that the right action is taken.

Mayor Miller then directed the question to City Attorney Remelmeyer as to whether or not he or Mr. Sciarrotta are in any kind of legal conflict in voting in this matter, noting that reduced density is proposed which, of course, reduces the value of the property per se. City Attorney Remelmeyer reiterated his opinion: there is no legal conflict of interest, and it is proper for both gentlemen to vote on this ordinance.

As to any moral conflict, Mayor Miller continued, the density would actually be reduced; the Mayor then stated that he is in favor of the reduction of density generally, and he will so vote at this time, his preference being the original ordinance which reduces density to 27 units.

A prepared statement was offered by Councilman Surber, as follows: "Contrary to the interpretation by some individuals of my 'no' vote last week on proposed Apartment Development and Maintenance Standards, I am not vacillating on my long standing opposition to density and multiple housing in this City. I am in favor of the overall concept of the proposed ordinance, but would like further input on several vital aspects of the total ultimate effect on this City.

"(1) - How many R-3, R-4 and R-5 parcels would be affected by this ordinance?

"(2) - What are the actual sizes of each and every parcel?

"(3) - How many lot-size parcels are involved? How many units are on them at present? How many under the proposed ordinance?

"(4) - Are these lot-size parcels contiguous to each other to allow a sale to one developer to build a large complex, which, even with the decreased density, as proposed, would greatly increase school population at least -- how many, where are they located?

" (5) - How many are in a single R-3 lot here and there in a basically R-1-developed neighborhood? What would be the average loss of value to these owners? What is the feeling in the individual neighborhoods toward any and all multiple development of such lots?

" (6) - What would be the increase in population, especially school population, if such lots are developed, under the present and proposed ordinances, for each neighborhood?

" (7) - What will be the average projected rental for apartments in these family zones which the Planning Commission states 'should assure by location adequate and available schools, parks and public libraries'?

" (8) - Do we have the available schools and libraries to warrant any remaining multiple zones?

" (9) - Are there behind-the-scenes current or future plans to develop the family zone under the HUD, FHA low and moderate income housing? The above statements regarding location would indicate such as these are some of the HUD requirements for loan qualifications. There has never been any undue concern in the past when granting multiple or single family dwelling permits.

" (10) - What would be the ultimate effect of maintenance standards which, as Mr. Remelmeyer has told the Planning Staff, would have to be applied to all types of residential development. If all residential, why not all buildings, including commercial and industrial? Hasn't Torrance had adequate Codes for years to assure safe construction and maintenance? If there is a need to reevaluate and update the existing Codes, I would be willing to listen to the recommendations.

" (11) - I don't agree that we should do as the Planning Department states in that Inglewood has instituted a program of systematic canvassing to insure compliance with their maintenance standards; a program which they state has been very successful in Inglewood and has led to the removal and rehabilitation of many buildings in that city.

a. The Planning Department also states such a program in Torrance would have to be treated gingerly, even though forced inspection of property generally would not be involved.

" (12) - I welcome input from all sides and demand same before I could feel right about encouraging Codes that just may be a requirement for another Urban Renewal project of multiple residential or any development in this City.

a. The Griffenhagen Report has mentioned that the Central Torrance area was a possible future Urban Renewal project site. I feel the owners and residents of this City have overall shown their desire to maintain structures in proper, safe conditions, and should be allowed to continue to do so voluntarily, with private financing, and not subsidized.

"I must digress here and state a fact which has been twisted by individuals representing certain groups before this Council during the past year -- (1) the traditional FHA GI loan is not a subsidized loan; they are only Government-insured; the borrower pays the going

rate of interest and is fully responsible for paying off that loan completely. (2) Low and moderate income HUD-FHA subsidized housing loans are quite something else again:

"(a) A number of hidden tax shelters to the builder and sponsor or owner of the project;

"(b) It may be fully depreciated in five years;

"(c) A 1% loan, with you and me paying the remainder, up to whatever the rate is then charged;

"(d) Many other advantages not available to private builders and owners, creating unfair competition.

"(13) - I am totally opposed to even one more apartment complex of any size in this City, and request that a much broader study be done with the thought of the feasibility to rezoning every multiple residential parcel remaining back to R-1, and that it be by a very fair publicized open hearing process with full notices to residents and owners in affected areas -- decide each and every application for rezoning is a variance, keeping in mind always that this City is desirable because it had in the majority nice single family residential areas to choose from."

Councilman Surber then noted recent apartment development in Hermosa Beach and the experiences encountered there, and commented that if Torrance density is lowered it will up the cost -- such losses will not be assumed by the developers but will be passed on to the homeowners; there should be more concentration on residential single family development, as is still being done in many communities.

It was the request of Councilman Uerkwitz that his version of the ordinance be read at this time -- much debate having already ensued -- with the stipulation that the matter of the small lots be sent back to Planning for restudy to determine a more equitable means of resolving this problem.

At the request of Mayor Miller, Deputy City Clerk Moss assigned a number and read title to the ordinance proposed by Councilman Uerkwitz:

ORDINANCE NO. 2306

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF TORRANCE AMENDING VARIOUS ARTICLES AND
SECTIONS OF DIVISION 9 (LAND USE ORDINANCE)
OF THE TORRANCE MUNICIPAL CODE RELATING TO
APARTMENT DEVELOPMENT AND MAINTENANCE
STANDARDS.

Councilman Uerkwitz moved for the approval of Ordinance No. 2306 at its first reading. His motion was seconded by Councilman Johnson.

Discussion resumed.

It was the comment of Councilman Johnson that past Code requirements permitted "cracker box" apartment development, a situation that was remedied in the early days of the present Council. Mr. Johnson then stated that his position now is that it's time to reduce the density standards again -- however, most of the large R-3 parcels are already built, and such density reduction will primarily affect small individual ownership lots, hence his original proposal, and Mr. Uerkwitz' resultant compromise ordinance, that the 27-unit ordinance^{be} adopted for any proposed rezoning to R-3, with any presently zoned R-3 to be on a sliding scale, starting at 35 or 32 units, with a reduction in number each year until the 27-unit level is reached. Such an arrangement, Mr. Johnson added, would protect the equity of individual small lot owners; the 27-unit ordinance is too drastic a reduction at one time, and is not necessary. The compromise ordinance is a good one, in Councilman Johnson's opinion, in that it calls for reduction but does not hurt people unnecessarily.

Councilman Wilson noted the hearings that have been held in this regard and the considerations that have evolved relative to the small lot owner, the variance procedure, etc. -- there has been a concerted effort towards lower density, with general agreement among the developers for the original ordinance -- to now adopt a higher density standard would be "giving away something". Councilman Surber's earlier reference to low income housing was deemed unfortunate by Councilman Wilson in that it has nothing to do with the ordinance now before the Council, and the attempt is to raise standards; such reference is irrelevant to the subject ordinance.

A SUBSTITUTE MOTION was then offered by Councilman Wilson: That the original ordinance be adopted. The motion was seconded by Councilman Sciarrotta.

Mayor Miller directed Deputy City Clerk Moss to assign a number and read title to the original ordinance (27 units).

ORDINANCE NO. 2307

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING VARIOUS ARTICLES AND SECTIONS OF DIVISION 9 (LAND USE ORDINANCE) OF THE TORRANCE MUNICIPAL CODE RELATING TO APARTMENT DEVELOPMENT AND MAINTENANCE STANDARDS.

Councilman Wilson moved for the approval of Ordinance No. 2307 at its first reading; his motion was seconded by Councilman Sciarrotta.

Discussion returned to the pros and cons of the two ordinances before the Council, with further Staff clarification of the contents, and specific information regarding private redevelopment of downtown Torrance.

It was the comment of Councilman Sciarrotta that the subject ordinance would defeat any low cost apartments in view of the prohibitive rent which should discourage such development -- further, apartment building will be slowed down considerably, and the necessary rents will not lend to family living.

Audience discussion was invited by Mayor Miller at this point.

Mrs. Mary Lou Cushman, 4806 Carmelynn, felt it unfortunate that the Council claims to be for low density, yet a so called compromise ordinance is offered -- it would seem that the present rumor around Torrance - that the Council really does not care about the density of the City of Torrance, and, further, immediately after the election, the three incumbents will change their vote on the freeway - has some foundation. (Negative responses were recorded.)

Next to speak was Mr. Joe Giovengo, 11212 Marthann Drive, Los Alamitos, owner of property at 3676 Redondo Beach Boulevard (six 1-bedroom apartments), who stated that low density should be maintained, and noted efforts in his neighborhood to resist high density development in the past. It is necessary that people have sufficient open space in which to live comfortably and well -- there will be just as many people coming to Torrance, and willing to live here, if there is good planning and low density.

Mr. Dick Miller, 1301 Amapola, advised that an architect had set up the proposed formula with the result that there will be 20 to 21 units per acre -- this is the realistic figure, not the 27 units indicated. There is a need for further study, in Mr. Miller's opinion.

It was pointed out by Mr. Ray Brennan, 218 Calle Miramar, that the existing R-3 zoning permits not only 42 units but, rather, 42 to 60 units; further, R-4 zoning requires the same density and same square footage as R-3, and why is it now left out? Planning Director Shartle advised that there is very little R-4 zoning in the city; also, it was felt that there might be occasions when it might be desired to allow the density greater than the present ordinance but which would be allowed by the R-4 zone, and would thereby provide some flexibility.

Mr. Charles Ponty, 5091 Berkeley Avenue, Westminster, reiterated his previously expressed opposition to the proposed ordinance because of its effect on small lots.

Mr. Ralph Harkins, 4336 West 178th Street, stated that the drastic reduction proposed will hurt the property owners rather than the developer -- developers can go to other cities, thereby working a hardship on Torrance land owners.

Representing the League of Women Voters, Mrs. Vicki Birdsall indicated the League's approval and support of reduced density and improved apartment standards for this community.

The president of the Riviera Homeowners Association, Mr. Joe Clukey, indicated their wholehearted support of the 27-unit per acre requirement, and urged that the Council take favorable action in that regard.

There being no one else who wished to speak, Mayor Miller requested roll call vote on the SUBSTITUTE MOTION which would approve 27-unit density. Councilman Uerkwitz noted that his position, in offering the main motion for 33 units, was an attempt at a compromise in order that there would be some ordinance on the books -- if the

Council approves the 27 units, then his position is a tenuous one, in that a "no" vote on the substitute motion would appear that he is opposed to the low density, which is not the case, and might suggest an inconsistency in voting which, again, would not be the case.

Councilman Brewster indicated that he would cast an affirmative vote for the 27-unit ordinance -- however, he is still concerned about the unique problem of the downtown area small lot, and requested that Staff continue to study and analyze that problem, with a report back at a later date regarding the job done by the ordinance.

The SUBSTITUTE MOTION carried, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Sciarrotta, Surber, Uerkwitz,
Wilson, and Mayor Miller.

NOES: COUNCILMEN: Johnson.

It was stated by Councilman Johnson, at the time of his "no" vote, that it should be made very clear that he is for the density reduction; however, the reduction in this ordinance will unnecessarily hurt the "little guy", in Mr. Johnson's opinion -- density should be reduced, but not so drastically.

A position similar to that of Councilman Uerkwitz was indicated by Councilman Surber, with his "yes" vote; Mr. Surber, however, does not feel that the density goes low enough nor is extensive enough, and is without needed input, per his earlier references. The matter of low income housing was introduced by him, Councilman Surber added, for the reason that when you reach a point where it is too expensive for the people, that's when you have subsidized programs. It further was Mr. Surber's hope that Staff would review his earlier presentation and provide him with answers, along with copies of likely written communications from small lot owners.

A "yes" vote was cast by Councilman Uerkwitz with the comment that since the conflict involving the previous abstentions has been resolved and a 4-man vote is assured to pass the ordinance -- his affirmative vote is not in conflict with the ordinance presented by him, in that lower density is represented herein.

Mayor Miller, at the time of his "yes" vote, pointed out that 80-85% of the small lots is in the central Torrance area -- he would concur with Councilman Brewster that this should be investigated by the Planning Department as to possible relief to the end that the entire area could be upgraded with modern structures. Further, this assignment should be given priority.

Added by the Mayor was the comment that the "law of the land" prevails; however, it does not preclude the right of people to request variances in hardship cases.

Formal action re: small lots was taken in a MOTION by Councilman Uerkwitz who moved that the Planning Department and Planning Commission study the small lot portion of the newly adopted ordinance, and report back to the Council. The motion was seconded by Councilman Surber; there were no objections, and it was so ordered.

14. ORDINANCE re: issuance of Conditional Use Permits for property located within the Public Use Zone.

ORDINANCE NO. 2308

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 91.37.3 TO THE TORRANCE MUNICIPAL CODE PERMITTING THE ISSUANCE OF CONDITIONAL USE PERMITS FOR PROPERTY LOCATED WITHIN THE PUBLIC USE ZONE AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Wilson moved for the adoption of Emergency Ordinance No. 2308 at its first and only reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

ORDINANCE NO. 2309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 91.37.3 TO THE TORRANCE MUNICIPAL CODE PERMITTING THE ISSUANCE OF CONDITIONAL USE PERMITS FOR PROPERTY LOCATED WITHIN THE PUBLIC USE ZONE AND REPEALING EMERGENCY ORDINANCE NO. 2308.

Councilman Johnson moved for the approval of Ordinance No. 2309 at its first reading. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

15. RESOLUTION authorizing execution of agreement between Metrocare Enterprises, the Torrance Hospital Association, United Benefit Life Insurance Company and the City of Torrance.

RESOLUTION NO. 72-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT CREATING RECIPROCAL EASEMENTS FOR PRIVATE STREETS AND UTILITIES BETWEEN METROCARE ENTERPRISES, THE TORRANCE HOSPITAL ASSOCIATION, UNITED BENEFIT LIFE INSURANCE COMPANY AND THE CITY OF TORRANCE.

It was the request of City Attorney Remelmeyer that Council approval be subject to necessary technical amendments by him -- further, it is desired to make sure that City water lines are protected in the subject area -- and the Mayor should not sign the agreement before final City Manager/City Attorney approval.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-18, subject to the above request of the City Attorney. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

HEARINGS OTHER THAN PLANNING AND ZONING:16. BUSINESS LICENSE TAX APPEALS.RECOMMENDATION OF FINANCE DIRECTOR:

That the appeals of Mr. Joe Giovengo and Mr. Glenn Warner, Bench Ad Company, be referred to the Finance Committee of the City Council for consideration and that no adjustment in the tax be made for the 1971-72 fiscal year.

Mr. Joe Giovengo was present to explain the circumstances of his apartment house at 3676 Redondo Beach Boulevard with the highest rent being \$130 per month; it is his feeling that it is his moral obligation to provide his tenants value for their money, and there should be a better yardstick for the business license tax.

Mayor Miller pointed out the Finance Director's recommendation, concurred in by the City Attorney, that this matter be referred to the Finance Committee. Councilman Sciarrotta so MOVED, and his motion was seconded by Councilman Wilson; there were no objections. The meeting date set was Wednesday, February 2nd, at 4:30 P.M.

Also present was Mr. Glenn Warner who indicated that he would be present at the above referred to Finance Committee meeting.

Pointed out by Finance Director Dundore was recent Council action relative to oil well license fees wherein it was indicated that any action taken would pertain to next year's fees -- in the case of apartment house fees, collections are underway, with a delinquency date of January 31st, at the rate of \$5 per unit. Inasmuch as the City Attorney has ruled that once collections are started on a tax that has been levied, refunds cannot be made, the February 2nd Finance Committee meeting, therefore, would not be for this year's fee but for next year's fee.

It was further noted by Mr. Dundore that in Mr. Warner's case his is the only bus bench firm in the City, with no such fees paid as yet, no refunds would be necessary.

Mayor Miller requested that the above information be reviewed by the Finance Committee on February 2nd.

17. 232ND STREET ASSESSMENT DISTRICT NO. L (A'11-69-1) - HEARING ON ASSESSMENT.

Mayor Miller announced that the appointed hour having arrived, this is the time and the place set for HEARING on the assessment filed for the acquisition of certain rights-of-way on 232nd Street from Arlington Avenue to Pennsylvania Avenue, pursuant to Resolution of Intention No. 69-104, adopted by this City Council on April 22, 1969.

The Mayor then inquired of Deputy City Clerk Moss if she had the Affidavit of publication, Affidavit of mailing, and Affidavit of posting -- Mrs. Moss' response was affirmative. Councilman Sciarrotta

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MOVED to receive and file these affidavits. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

It was then requested by Mayor Miller that Mr. Laurence J. Thompson, Assessment Engineer, briefly describe this project and the assessment now before the Council for a hearing. Mr. Thompson complied with a history of the assessment district, noting that the largest expense is acquisition (\$50,089.48) and describing the properties so involved -- further, on confirmation of this assessment the property owners will be billed by the City Treasurer (an unusual procedure) which will give the property owners a chance to pay all or part of their assessment in thirty days; if not paid in 30 days, it will be possible to pay this assessment in 20 semi-annual installments at no interest.

Pointed out as well by Mr. Thompson was the fact that if there is a lien on the property, such lien will have to be paid off if the property is sold; if there are improvements to the property in excess of 25% of its value, the assessment must be paid off, with a like pay-off in cases of any requested and approved zoning variances.

Deputy City Clerk Moss, at the request of Mayor Miller, read aloud the three written protests received: Van Ashkarian, 2302 West 232nd Street; Fred C. Graf, 2263 West 232nd Street; and Mrs. Mary E. Wertalla, 2263 West 233rd Street.

Mayor Miller then invited further support of written protests, oral protests, or questions.

Mr. Charles Robbins, 2311 West 232nd Street, related a case similar to that expressed in the above letters of protest in that he purchased the property after this project was started, following thorough search of such property via the Building Department and the Title Company. It was Mr. Robbins' recommendation that when such projects are undertaken there should be some recordation with the County Recorder so that all may be aware of this situation.

Discussion was directed to the procedure employed in this matter, with City Attorney Remelmeyer advising that there is no provision in the assessment law for recording before the assessment roll is recorded which creates the lien -- the law has been fully followed in this case; Mr. Remelmeyer would agree that there is a problem, but stated that the Council has no jurisdiction to relieve the property of the assessment in that the assessment is against the land and is a valid one. The present property owners would have a remedy, Mr. Remelmeyer added, against the previous owners of the land for their failure to advise them of this pending proceeding. Mr. Remelmeyer then indicated that in the interest of future assessment districts, he would meet with the title company to see if there might be some way of so noting on the record.

Mr. Van Ashkarian, 2302 West 232nd Street, who submitted a letter of protest, reiterated his lack of previous knowledge regarding the assessment, and deemed it the City's responsibility to so inform purchasers of property in the City of Torrance, particularly in view of countless other fees imposed by the City.

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Next to speak was Mr. Fred Graf, 2263 West 232nd Street, who stated that he most likely would not have purchased this property had he been aware of the pending assessment -- further, it does not seem realistic that this project was started some two years ago and the money just now being collected. (There was clarification by City Attorney Remelmeyer regarding the complicated circumstances surrounding this particular District, and the time consuming efforts necessary.)

Mrs. Betty Ponsford related her efforts in the neighborhood to make sure that future buyers were made aware of the assessment district. Mrs. Ponsford also confirmed that the district itself had been instituted at the request of the homeowners.

Mrs. Arnold S. Johnson, 2278 West 232nd Street, referred to the time lapse in this matter and advised that according to the California Code governing assessment district proceedings, the assessment could not be spread until the remainder of the Pivaroff property was taken care of.

Questioned by Mr. Robinett, 2305 West 230th Street, was a charge of \$1413.93 to him, while another party with identical frontage was charged only \$413.93 -- Mr. Thompson clarified that the law permits a special benefit on those people who do not dedicate and a credit to those who do dedicate, hence the varying figures in this case, Mr. Robinett being the only one who has not dedicated.

It was noted by City Attorney Remelmeyer at this point that an agreement has not yet been reached with Mr. Robinett -- in order to get the district underway an estimate was made -- and the City is in litigation with Mr. Robinett, and have been for a number of years, and it would appear that the issue will ultimately be decided by the courts.

Mrs. Mary Lou Cushman stated that while she does not live in the subject area it is apparent that a big injustice is being done in that the City has not seen to it that the assessments were recorded -- if these new residents have to pay these unrecorded assessments, how soon can the "rest of us expect you guys to assess us for the fog"?

Clarification regarding a \$684 assessment was requested by Mrs. Martha Valdez, 23124 Pennsylvania, in view of the fact that the street will be of no value to her -- such clarification was provided by Mr. Thompson.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At the request of Mayor Miller, Deputy City Clerk Moss assigned a number and read title to:

RESOLUTION NO. 72-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA CONFIRMING THE ASSESSMENT IN THE MATTER OF THE ACQUISITION OF CERTAIN RIGHTS-OF-WAY IN ASSESSMENT DISTRICT NO. 1 (232nd STREET), IN THE CITY OF TORRANCE, CALIFORNIA.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-19. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

It was the request of Mayor Miller that Staff research an appropriate method relative to recordation of such assessments, in conjunction with interested residents and the Public Works Committee.

A further problem was pointed out by Councilman Brewster in cases where there is a changeover in property and an illegal structure by the prior owner is in existence -- an approach along the lines of a "certificate of compliance" should also be investigated at the same time. There were no objections, and it was so ordered.

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At 9:35 P.M. Councilman Sciarrotta moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable. A 5-minute recess followed at 9:36 P.M.

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SEWERS AND DRAINAGE:

18. PETITION of El Nido Residents concerning Drainage.

Mr. W.D. Brugger, a Kingsdale Avenue resident, noted the fact that another two rainy seasons are before residents in this area before a permanent drainage system becomes a reality -- it was his request that an effort be made to expedite such construction, in view of the great threat presented by rainy seasons to this area.

Temporary help was requested by Mr. Johnson, 18512 Kingsdale, along with the suggestion that a retaining wall be put up on the Redondo Beach sump. Mr. Johnson then described the present dirt wall and the unsatisfactory arrangement represented thereby.

The role of Redondo Beach in this situation was reviewed -- City Manager Ferraro stated that a communication from the City of Redondo Beach regarding this problem had indicated that "the water is following a natural water course; that the overflow occurred because the residents plugged up the overflow pipes with sandbags, which caused the sump to overflow the embankment"-- it was further indicated that the embankment has been repaired, the sandbags removed, etc. and that Redondo Beach will make every effort to prevent a recurrence.

Remedial avenues were next discussed, including a gunnite fix for the embankment which would slow the water down, a gunnite dike along Kingsdale, etc. -- it was the suggestion of Street Superintendent Kirkruff that the City of Redondo Beach be contacted to request permission for City of Torrance forces to dig the existing sump deeper which would serve to minimize flooding.

Recent dismal flood experiences were described by Mrs. Ingram, owner of two homes on Kingsdale, including substantial financial losses. Mr. Terry Chambell, 18510 Kingsdale, reported that the location of the sandbags behind a 10 ft. wire fence made removal impossible. Mr. Joseph Combs, 18433 Mansel, reported his extensive losses during a recent storm which has now resulted in "living like pigs" and no recourse is available to him. Mrs. Sandra Chambell, 18510 Kingsdale, noted that the pumping arrangements only run the water back into her yard, a fact that has been repeatedly reported, without success.

It was the consensus of the Council that City Manager Ferraro meet with Staff and Mr. Brugger, as homeowner representative, on Wednesday, January 26th, at 9:30 A.M. to arrive at a solution for this problem, including contacting Redondo Beach for permission to dig the sump deeper, gunniting, dikes, etc., with a report back to Council on the outcome.

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REAL PROPERTY:

19. RESOLUTION authorizing execution of an agreement for acquisition of storm drain easement - Los Arboles Park.

RESOLUTION NO. 72-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT FOR ACQUISITION OF STORM DRAIN EASEMENT -- LOS ARBOLES PARK (RONALD F. AND HANNELORE A. KEATING).

Councilman Sciarrotta moved for the adoption of Resolution No. 72-20. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

20. Withdrawn, per City Manager Ferraro.

FISCAL MATTERS:

21. MISS TORRANCE PAGEANT.

RESOLUTION NO. 72-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE JUNIOR CHAMBER OF COMMERCE RELATING TO THE 1972 MISS TORRANCE PAGEANT.

Councilman Uerkwitz moved for the adoption of Resolution No. 72-21. His motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

LIBRARY OPERATIONS:

22. LIBRARY DONATIONS.

RECOMMENDATION OF LIBRARY COMMISSION:

That Council accept the donations of Laurence S. Brody, M.D. (\$100) and the Torrance-South Bay Psychiatric and Mental Health Medical Group, a Medical Corporation (\$100), and that this money be placed in the special Library Trust Fund Account. Appropriate plaques will be mounted on the donors' wall at the Civic Center Library.

Councilman Wilson moved to concur with the above recommendation of the Library Commission, with much gratitude. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

ITEMS NOT OTHER CLASSIFIED:

23. Personal request of Councilman Brewster re: representation on Inter-City Highway Committee.

Due to the lateness of the hour, Councilman Brewster requested that this matter be held for the February 1st agenda.

NONCONTROVERSIAL ITEMS:24. EXPENDITURES OVER \$300.RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED.

1. \$411.13 to Kennikat Press for 40 adult books.
2. \$418.48 to Television Encyclopedia Press for 92 adult books.
3. \$318.18 to G.P. Putnam's Sons for 25 adult and 32 juvenile books.
4. \$362.12 to The Gunshop, Inc. for ten only 12-gauge Winchester shotgun stocks and 6 only 18" barrels with extensions as requested by the Police Department.
5. Annual Requirements, various arts and crafts classes, as requested by the Recreation Department. The following are awards to the low bidders for each of the various categories.
 - A. JEWELRY CLASS SUPPLIES: Recommend an award to Dick Ells Company for 39 different items amounting to \$1969.23 annually which included casting wax, carving tools, safety glasses, metal ring sticks, etc.
 - B. GENERAL ART SUPPLIES: Recommend an award to Leisure Craft Company for 18 different items amounting to \$662.99 annually which included sketching pencils, paper, drawing charcoal, paint powder, acrylic paints, etc.
 - C. GENERAL CRAFT SUPPLIES: Recommend an award to Leisure Craft Company for the award of 45 different items amounting to \$1706.85 annually which included illustration paper, ink, butcher paper, masking tape, crayons, paint brushes (watercolor), scissors, etc.
 - D. SILK SCREEN SUPPLIES: Recommend an award to Graphic Arts Company for the award of 23 different items amounting to \$596.29 annually which included paint thinner, silk, lacquer, silk screen paints, fotofilm, acetate, etc.
6. \$358.51 to Torrance Auto Body for the repair of a 1971 Plymouth Police vehicle (Unit #7132) involved in an accident, as requested by the City Garage.
7. \$793.54 to Southern California Fence Company for miscellaneous chain link fencing materials required in the construction of a fence at the Recycle Center as requested by the Park Department.

8. \$346.50 to Dunn Enterprises for 22 USED street lighting marbelite poles complete with mast arm and caps as requested by the Traffic and Lighting Department for stock.

9. \$877.01 to Western Highway Products for 245 only aluminum sign blanks plus mounting hardware which will be used to make street name signs using the City's 3M sign-making machine. This is a request by the Traffic and Lighting Department.

B. REIMBURSABLE ITEMS:

10. \$1052.10 to Hersey Products, Inc. for one only 3" Hersey meter and two 2" Hersey meters as requested by the Water Department for installation at the Safeway Shopping Center and the Shell Car Wash (182nd and Hawthorne). Payment has already been received for this expenditure.

11. \$430.45 to Johnsons Stationers of Torrance for one only fireproof file cabinet as requested by the City Airport for use in storing documents, leases, etc.

12. \$404.88 to Green Thumb Gardens of Torrance for 173 various type and size trees as requested by the Park Department for use on the Bindewald Road to Vanderhill City improvement project.

25. AWARD OF CONTRACT - FOR DEMOLITION AND SITE CLEARANCE OF 4 STRUCTURES - 1916 WEST 236TH STREET (LOT 17 TRACT 437) (REFERENCE BID #B72-2)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/ AND BUILDING AND SAFETY DIRECTOR: That Council accept the low bid to perform this demolition work and site clearance and approve of the awarding of this contract to the low bidder Hintz Wrecking Company, Inc. in the total amount of \$769.00.

26. CLAIM of John E. Hutchinson for property damages.

RECOMMENDATION OF CITY CLERK:

That the above claim be DENIED and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #24, 25, and #26. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

27. At the request of Building and Safety Director McKinnon the Council reaffirmed their direction as to the acceptance of plans under the proposed Apartment Development Standards: Plans are to

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be accepted through the 30-day period following the second reading of the ordinance, such plans to be deemed substantial in the judgment of Building and Safety Director McKinnon.

28. A prepared statement regarding the 1/107 Freeway was presented by Councilman Uerkwitz, as follows:

"Action taken by this Council in regard to the deletion of Route 1/107 Freeway through Torrance must now be followed with firm, positive steps toward expediting traffic movement through the community. We have recently been shown figures which indicate an expenditure of \$43 million to carry the projected volume of traffic on surface streets -- a burden which the citizens of this community cannot be expected to shoulder alone. At the same time, approximately \$30 million which might well have been spent within the community will remain locked in State Division of Highways coffers, earmarked for freeway construction.

"Torrance is not alone in facing this dilemma. Many communities have succumbed to the lure of the freeway because they were unable to find alternatives. Many others have resisted, only to find themselves strangling in traffic because -- like Torrance -- their own meager resources are not equal to the task. Yet while statewide sentiment against freeways continues to build, the State Division of Highways seeks, through its "Functional Classification System", to abandon support of surface streets entirely, relying upon an ever-expanding network of freeways to solve every transportation need.

"Alternatives are long overdue. Legislation is needed which will enable the State Division of Highways to work with local jurisdictions in the planning of surface systems which best serve community needs, and to release equivalent sums of money for the implementation of those plans.

"I am therefore requesting the City Attorney to prepare a resolution urging the State Legislature to take action which will enable a fair share of State Division of Highways funds to be used within communities. I urge that we solicit support of this action from our neighboring communities, through the South Bay Association, League of California Cities, and all other organizations to which this City lends support. I also request that our Legislative Advocate begin immediately to press for such legislation, and that we, as a group and as individuals, exert all possible pressure upon our State legislators to initiate such action and to move it through the legislature as rapidly as possible."

There were no objections to the requested resolution, and it was so ordered.

29. Councilman Uerkwitz requested that Staff apply the Watson Amendment to the present budget in order that the financial picture may be presented during budget sessions, in the event the Amendment passes on the June ballot. City Manager Ferraro indicated that the request would be expanded to include the impact of same on taxes.

30. Councilman Uerkwitz asked that Staff investigate the Airport leases, with a report back to the Transportation Committee or the Council as a whole as to the status of the leases within the last two years.

31. A prepared report re: the Parks, Recreation and Community Development/Torrance School Board activities was presented by Councilman Wilson, as follows:

"On January 24th as part of the Parks, Recreation and Community Development Council Committee, Councilman Johnson and I met with representatives of the Torrance School Board to discuss matters of common concern. This meeting was a follow-up from our previous meeting in November.

"We reviewed community efforts in the areas of data processing, libraries and recreation. The Conditional Use Permit for school lands adjacent to Grace Wright School and the problem of insufficient lighting on the high school fields were also discussed.

"Briefly, the following is in progress:

"(1) The possibility of cooperative efforts in data processing looks good. No specific action is contemplated, however, until the schools receive their data processing consultant's report and the School Board has time to analyze it. We, therefore, anticipate a follow-up in April.

"(2) Extensive cooperative efforts have been accomplished in the area of library activities. In fact, the City now has a television star. One of our Librarians has developed a program on library services utilizing the instructional television facilities of the schools. This idea is a direct follow-up from the joint meeting we had with the schools in November.

"In addition, a series of teacher meetings with library staff have been held resulting in increased school use of our library facilities. Likewise we have now begun utilizing special school materials available to the handicapped. This has permitted greater usage of those special reading materials without additional taxpayer cost.

"Several other library activities are in the offing. Mr. West is now developing an independent study program whereby the libraries will be opened at 9 a.m. for student study use. We also foresee additional program development with the opening of the new Southeast Library. Looking to the future, we may see cost savings resulting from common book purchasing by the City and the schools and perhaps even joint processing and cataloging of books.

"When the City's new book catalog is issued in February, we have agreed to provide copies to the high schools and middle schools. The schools are already providing us with a catalog of their reading materials.

"There is one library area that will be forthcoming and will save man hours. This is in the area of book reviews. We have now invited the school's library staff to sit in on our review of children's books. This will eliminate duplication of reviews and permit the school personnel to review a wider range of books for possible purchase.

"From this long list of activities, it is obvious that there has been considerable accomplishment in the area of joint cooperation regarding libraries.

"(3) As a result of a series of staff meetings between the schools and our Recreation Department, the City is now prepared to implement several pilot programs. Beginning February 14, the Recreation Department will operate a senior citizens program at Grace Wright School. This program will include a number of activities including special events and drama and also have hot meals available.

"This pilot program will be done within the Department's existing budget. The Recreation Department is also exploring the feasibility of developing several teen-oriented activity centers at appropriate schools. Right now, the problem is that of matching up vacant school rooms with activities suited to the area.

"What we hope to accomplish here is an effective decentralization of recreation activities throughout the community. I might note that the need for young adult facilities is a high priority in the community as demonstrated by a number of surveys. In fact, I personally have met with each of the high school student councils on this very matter.

"The critical need could have been met had our last bond issue been successful. Through the cooperation of the schools, we hope to now begin meeting this need.

"In the area of night lighting, it appears that both we and the schools continue to have a problem. Specifically, new lighting was recently installed on the high school playing fields. This lighting was similar to that equipment which has been installed in Guenser Park and La Romeria Park. In all cases, the illumination is less than half of what is needed.

"City staff is therefore going to meet with Edison with the hope of securing their cooperation for increased lighting. We know what is needed; it is a matter of getting it installed.

"I feel that considerable effort has gone into these activities with the result that we have improved the lines of communication between the schools and the City, both at the Council level and at the staff level, while also increasing the level of availability of services without increasing taxes.

"I suggest that this is a positive step and one which we hope to repeat after our next joint meeting."

32. Councilman Wilson referred to a recent meeting of the Environmental Quality Committee and the presentation by Mrs. Davis, Walteria Homeowners Association, of a matrix which would require, for developers, a means of evaluating environmental impact.

It was the request of Dr. Wilson that this matrix and the accompanying information be implemented at the local level. There were no objections, and Staff was so directed.

33. Increased loitering in the Palo del Amo area has been reported to Councilman Johnson, with particular problems in the park area -- Mr. Johnson requested follow through by Chief Nash and City Manager Ferraro.

34. Mrs. Diane Davis, 2936 Winlock Road, representing Walteria Homeowners Association, reaffirmed the above comments of Councilman Wilson, and urged that the City update its general plan to include a conservation element; that there be a change of zone to a more feasible zone such as Quarry Zone with R-1 overlay (i.e. Chandler's Sand and Gravel property); and that this Council declare a moratorium to allow time for proper study of the area generally referred to as Chandler-Palos Verdes Gravel Pit and the whole part and parcel of the property surrounding the pit area owned by Mr. Ray Watt.

Discussion ensued regarding forthcoming subdivision map for the subject area, pending Planning Commission hearings, proposed grading, moratorium considerations, etc. -- it being the consensus of the Council that no action be taken at this time in order that there may be the orderly hearing process.

At 11:10 P.M. Councilman Sciarrotta moved to adjourn to 4:30 P.M., Tuesday, February 1, 1972. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

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Ken Miller

Mayor of the City of Torrance

Vernon W. Coil

Vernon W. Coil, City Clerk
of the City of Torrance

Ava Cripe
Minute Secretary

21.

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