

I N D E XCity Council - February 8, 1972

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Adjourned at 10:30 P.M.

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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, February 8, 1972, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present 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 City Clerk Coil. Absent: City Treasurer Rupert (illness).

3. FLAG SALUTE:

Mr. Nick Drale led in the salute to the flag.

4. INVOCATION:

The Reverend R.W. Kornegay, First Church of the Nazarene, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wilson moved that the minutes of January 25, 1972 be approved as recorded. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

6. APPROVAL OF DEMANDS:

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

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 Sciarrotta, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS.Legislative Liaison Committee:

Met on February 7th; report to follow under Oral Communications.

* * * *

At this point, Mayor Miller introduced the high school students in attendance, grooming themselves for Junior Citizens Day, this annual custom to take place on February 15th.

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COMMISSION MATTERS:9. CATH OF ALLEGIANCE to newly appointed Commissioners.

City Clerk Coil administered the Oath of Allegiance to the following Commissioners:

Mrs. Sandra Frankenberg, Park and Recreation Commission
 Mrs. Virginia Hocper, Torrance Beautiful Commission
 Mr. Bernard N. Robinson, Torrance Beautiful Commission
 Mr. Wilbur H. Phelps, Emergency Preparedness
 Mr. Michael Donaldson, Civil Service Commission.

A warm welcome was extended by Mayor Miller, on behalf of the Council, with good wishes for the tasks before these Commissioners.

PRESENTATIONS:10. PRESENTATION OF PERMAPLAQUE to Joe Doss commending and thanking him for his twelve years of service on the Airport Commission.

Mayor Miller expressed appreciation to Mr. Doss for his lengthy, valuable service as an Airport Commissioner, with grateful acceptance by Joe who stated that "it was indeed a pleasure to give what I thought was my utmost for the City of Torrance."

PLANNING AND ZONING HEARINGS:11. ZC 71-26, TORRANCE PLANNING COMMISSION. Change of zone from R-3 to any and all zones on property located at the south side of Pacific Coast Highway, west of Rolling Hills Road.
 RECOMMENDED FOR APPROVAL TO R-1 BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the subject public hearing, and invited those present to speak at this time, following presentation by Planning Director Shartle.

Mr. Gerard Elfram, 2220 Petrillo Road, Rolling Hills Estates, stated that when this area was originally zoned R-3 it was in keeping with the development character of the property directly fronting on Pacific Coast Highway throughout most of its length -- the character of this area being substantially different than other Pacific Coast Highway properties. It was further noted by Mr. Elfram that the existing houses are some twenty years old at this time, and their lifetime is very limited -- future R-1 type construction in this area would prove very difficult and sale of same would present problems.

It was the further comment of Mr. Elfram that the subject property is currently owned by a relatively limited number of people -- the Planning analysis was that R-3 construction should not take place on this property without consolidation, yet the property owners have already planned for such consolidation at the appropriate time. He added that the residences are virtually all occupied by renters at this time.

Mr. Elfram also noted the Planning objective was the prevention of investment in this R-3 property for R-3 use; hence the recommended R-1 rezoning -- the fact is that that occurred almost ten years ago with the subject property; the current houses are very expensive to maintain, and the difficulty will only be enhanced if the property is devalued from R-3 to R-1 which would eliminate any consolidated construction.

Next to speak was Mr. John Davis, 2936 Winlock Road, representing the WALTERIA Homeowners Association, who indicated their desire that that this area be brought into a homogenous zone of the R-1 type -- noted was some improvement in recent weeks in both the appearance of the property and the philosophy of the people involved in the Cricklewood consideration and resultant R-1 zoning. In the subject case, it is out of character to have a conflicting zone and use.

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

Disagreement with "everybody" was indicated by Mayor Miller -- in his opinion, frontage property on Pacific Coast Highway between a large restaurant and a shopping center cannot, in one's wildest dream, be classified R-1 -- nor is R-3 practical. Mayor Miller then noted recent rezoning of adjacent property to L-P; the further fact that the lots are small (50'x100') and that there is presently a service road, questioning the possibility of the service road being vacated which would create a lot of approximately 150' in depth for restricted commercial use, such as non-retail businesses, that would not prove a problem to the neighborhood.

Mayor Miller added his further opinion that Cricklewood is not related to the subject area -- on Cricklewood the houses are turned in, facing other houses; the subject houses back up to fences and face Pacific Coast Highway.

It was also recalled by the Mayor that a service road formerly existed in the present shopping center, but, by some agreement, that service road was placed into the parking area of the center -- it seems that the same thing could be done in this case, with the consolidation of lots, etc.

Councilman Brewster indicated his interpretation of the record in this matter as reflecting the same kind of general feeling that there is an unknown quantity to this situation minus a clear way out of same -- it generally being agreed that in the long run there likely will be a conversion of the land to some kind of use other than R-1. Mr. Brewster further stated were it rezoned at this time, there is nothing stopping an individual lot owner from coming in with a development on an individual small lot (too small for a good development), and the resultant problems -- how does one control and achieve consolidation? Some kind of an overlay zone was considered by Councilman Brewster -- but current overlay zones would dictate future use rather than leaving it up to the people to make a proposal; also considered was some sort of overlay consolidation zone which would put everyone on notice that certain things would be possible, on application for same. It was the City Attorney's determination, Mr. Brewster continued, that the same kind of controls would be afforded, not by developing a new zone, but simply by putting it into a "holding zone", such as R-1, and announcing, for the record, that it is the Council's position that this is merely a holding action until such time as a proposal is presented which is a proper plan and a proper consolidation.

Concurrence with Councilman Brewster's remark was expressed by Councilman Uerkwitz who added that he does not feel R-1 a good "holding zone", and that whatever zone is used probably should be tied to the development of the size of the parcel, rather than by the lot. Mr. Uerkwitz indicated agreement with Planning Commissioner Alter's findings that there is "no change that would require a change in zoning".

Of concern to Councilman Johnson is the depth of the lot, even including the service road -- there still would be difficulty in putting in a commercial use without full consolidation on a complete plan. The property is now being used as R-1, Mr. Johnson continued; the people who own the property are not necessarily being hurt by it remaining as it is -- if it retains its present R-1 use, it would be difficult for anyone to come in to request any development in any other zone where their use might^{not} be condoned -- Mr. Johnson would rather hold it in an R-1 zone since no one is really getting hurt by having it sit there, and consider it for later development.

It was the further comment of Councilman Johnson that so long as the lots are not consolidated there is always the problem of two or three-lot development which would be "Mickey Mouse" development -- could a developer find it economically feasible for complete strip development, and it is possible to abandon the service road, then the entire strip might have a chance of achieving a reasonable, compatible commercial-type kind of area that will not be offensive to the residential area backing up to the property.

Councilman Johnson reiterated that so long as the present R-1 use is retained, rentals are being brought in, so there is no loss by having the property sit in this holding zone -- for this purpose, it is a pretty good purpose.

It was the comment of Councilman Sciarrotta that any future development would likely include the entire ten lots; he would concur with the Planning Commission and Planning Department for the time being -- Mr. Sciarrotta would agree that this is valuable property to be used for single-family residences.

Discussion returned to appropriate zoning for the subject property. Mayor Miller noted development on Hawthorne Boulevard, near 176th Street, previously R-1 property, now developed with commercial after the establishment of a 300 ft. depth for the lots, and the fact that this directed development of the property. The Mayor added that the Council should now proceed on a premise -- the premise being either that the subject property some day should be apartment development or one day it should be commercial development; these two approaches appear to be the only honest ones for Pacific Coast Highway frontage -- and whatever is necessary to point in that direction is what should be done.

Planning Director Shartle stated that he does not really agree that the subject property cannot be good R-1 development -- other areas in the City have creditable single family residences on major thoroughfares. Should it be desired to consider this area for commercial development, then perhaps more than just the lots facing Pacific Coast Highway should be considered, according to Mr. Shartle.

MOTION: Councilman Sciarrotta moved to concur with the Planning Commission and Planning Department re: ZC 71-26, for the time being. The motion was seconded by Councilman Johnson.

Prior to roll call vote, discussion resumed. Councilman Brewster commented that there is no way to assure consolidation without control -- there is general agreement that the use will be converted eventually, but such use is unknown, and how do you assure consolidation? There was again review of the Hawthorne/176th Street plan of development, and it was the consensus of the Council that the subject property should be treated in a like manner, with return of the matter to the Planning Commission.

Councilman Sciarrotta thereupon RESCINDED HIS ABOVE MOTION, with action taken as follows:

MOTION: Councilman Wilson moved that ZC 71-26 be referred back to the Planning Commission for further study and recommendation. The motion was seconded by Councilman Sciarrotta.

It was reiterated by Councilman Johnson, prior to the vote on the motion, that the idea would be to leave it R-1 but developing an overlay which would be the thing that would give rise to someone feeling this is appropriate for a real good plan, with review of same to afford protection to the neighbors. It is important too, Mr. Johnson added, that the Commission develop something which will force the consolidation aspect.

Roll call vote on the motion to refer ZC 71-26 back to the Planning Commission was unanimously favorable.

It was the request of Councilman Brewster that the Planning Department also look into the possibility of developing some kind of tool -- such as a "consolidation overlay zone" -- which can be used in instances like this.

Mayor Miller also requested that the service road possibilities be investigated.

PLANNING AND ZONING MATTERS:

12. ORDINANCE re: ZC 71-24.

ORDINANCE NO. 2312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED SOUTH OF DEL AMO BOULEVARD ON THE WEST SIDE OF MADRONA AVENUE, NORTH OF SPENCER STREET, AND DESCRIBED IN ZONE CHANGE 71-24.

(Torrance Planning Commission)

Councilman Sciarrotta moved for the approval of Ordinance No. 2312 at its first reading. His motion was seconded by Councilman Johnson, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Surber.

Considered together:

13. STUDY OF THE SOUTHEAST CORNER OF REDONDO BEACH BOULEVARD AND YUKON AVENUE.

14. ORDINANCE RE: ZC 71-13.

Staff presentation was made by Planning Director Shartle, following which Mr. Nick Drale stated, representing Mrs. Chalekson, his sister, and his mother, that they are in accord with the Planning Commission recommendation, and noted Mrs. Chalekson's request that the zoning on her property remain as it is, and that his family's commercially zoned property remain as it is as well. Mr. Drale then revealed what is transpiring in connection with these two pieces of property -- they have Mrs. Chalekson's property in escrow, and they (the Drale family) are trying to combine both pieces of property, and, in their opinion, a commercial zone with a precise plan would be the best answer for this particular piece of property. It was further stated by Mr. Drale that they have an option to purchase Mrs. Chalekson's property until July 1, 1972; they would request that Council postpone any hearings

until that time. If they are able to purchase the property, according to Mr. Drale, they will return to ask for the C-2 zone; postponement, therefore, might save a lot of problems.

The requested postponement met with the approval of the Council, and Councilman Uerkwitz MOVED to table the subject matter (Items 13 & 14) until July 15, 1972. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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The hour being 8:00 P.M., a 10-minute recess was ordered by Mayor Miller.

* * * *

APPEALS OTHER THAN PLANNING:

15. APPEAL OF SUMITOMO BANK AND LINCOLN SAVINGS & LOAN,
20701-05 Hawthorne Boulevard.

Sign Review Board findings were reviewed by the Council, as were renderings and a model presented by the proponent. Mr. Robert Cubbison, 21705 Hawthorne Boulevard, outlined the time and money spent in the development of this building, a building that will be of great credit to Torrance -- further, the signs were designed from the initial planning of the development, and there is a sincere need for the signing proposed. It was also noted by Mr. Cubbison that the original 29 ft. pole sign has now been dropped to 25 ft. in height, which would comply with the Code.

Discussion was directed to the unique architecture in this case, the aesthetic balance of the signs, the reduced height, etc., and the following action resulted:

MOTION: Councilman Sciarrotta moved that the subject request be granted, subject to the lowering of the pole sign to 25 ft. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

Comments made at the time of vote casting were:

Councilman Brewster: He would prefer that there be review of available templates in order to formulate his own judgment opinion to determine whether or not there might be some compromise -- hence, without such an opportunity, his vote must be "no".

A second look by the proponent, with perhaps voluntary cut-down, was the basis of Councilman Johnson's "yes" vote.

Councilman Sciarrotta stated his opinion that the signs in the back are just as essential as those in the front, and do not represent a distraction whatsoever.

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Councilman Surber would concur that the proponent should attempt to reduce the sign somewhat in the interest of not establishing a precedent for similar requests.

Of concern to Councilman Uerkwitz was the fact that the signs were not reviewed in the beginning, along with the plans, instead of waiting until the building is completed and have the proponent learn at this point in the development that his signs are no good -- there should be Sign Review Committee review in the beginning in cases like this. Mr. Uerkwitz also indicated his faith in the proponent working with Staff on some sign reduction.

Councilman Wilson commented that the standards were established primarily as guidelines -- one of the main concerns being aesthetics; in this case, the signing is in keeping with the architecture -- therefore, a "yes" vote.

The Mayor's "yes" vote was for the reason that the subject development is probably one of the nicest buildings in the City of Torrance -- he does not find the signing objectionable. Mayor Miller would agree that the sign review aspect of a development should be considered at the beginning of Staff considerations, and Staff was so directed.

STREETS AND SIDEWALKS:

16. ORDINANCE NO. 2311.

Withdrawn.

REAL PROPERTY:

17. RESOLUTION authorizing assignment of S&W Aeronautical Lease to Donald L. Blue.

RESOLUTION NO. 72-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF LEASE TO JOHN M. WASSERMAN, BETTY B. WASSERMAN, JAMES B. SMAY AND BETTY F. SMAY TO DONALD L. BLUE.

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

TRAFFIC AND LIGHTING:

18. CLOSING OF 240TH STREET.

RECOMMENDATION OF TRAFFIC COMMISSION/TRAFFIC AND LIGHTING DEPARTMENT:

1. That two-way traffic be restored on 240th Street from Neece to Hawthorne;
2. That the matter of 240th Street from Neece to Hawthorne be referred to the Planning Commission.

Mrs. Dorothy Stein, 23930 Los Codonas, first noted that interested parties had not been notified at the time this matter was before the Traffic Commission -- Mrs. Stein then referred to the Traffic Commission minutes of January 17th wherein the First Western Bank representative had indicated a loss of business with the one-way street, and noted that at that time Hawthorne Boulevard was closed in front of the bank which likely contributed to this. Further noted by Mrs. Stein was the reference to the "transient residents" of the apartment complexes by this representative, as was the further indication that the bank itself is a "transient resident" in that it is in the process of being sold to Wells Fargo Bank.

In conclusion, Mrs. Stein also commented on the difference in being able to sleep, and the reduced traffic on their street, during this temporary one-way situation.

Representing First Western Bank, Mr. Bob Jones, 548 South Spring Street, Los Angeles, stated that the bank is not transient insofar as they, and the depositors, are concerned -- it is true that the bank is in the process of being acquired by Wells Fargo, and informed persons are aware that the Justice Department has filed an action to prevent the merger -- but this situation is not related to the activity of the bank as it is situated at the present time.

Mr. Jones then indicated his difficulty in assimilating the information presented in the residents' petition -- the bank has a rather large piece of developed property; there is black top of the area to the fence, with a locked gate at the rear; the locked gate has not prevented the parking of cars there by the apartment dwellers in order to avoid payment of the additional \$5 per month fee required by the apartments for parking of second cars.

It was added by Mr. Jones that the alley is not contiguous to Los Codona, nor does it present a problem to the peace, health, safety, and welfare of the people who occupy the apartments on Los Codona; Mr. Jones also indicated his personal acquaintance with occupants of the apartments who are unaware of problems involving traffic, noise, etc. -- he cannot understand how an alley can be considered to have an effect upon the movement of traffic on Los Codona, but it has affected the movement of automobiles into, and the availability of access, to the bank drive-up window.

In conclusion, Mr. Jones indicated that the bank has inquired as to the cost of voluntarily putting up the necessary money to improve their side of the subject street and make it a dedicated street. Understanding of the Traffic Commission's recommendation re: referral to the Planning Commission was also acknowledged by Mr. Jones.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Traffic Commission/Department that this item be referred to the Planning Commission for study and recommendation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Notification to all interested parties was particularly stressed by Councilmen Surber and Uerkwitz.

AIRPORT MATTERS:

- 19. RESOLUTION authorizing Lease with FAA for ILS Localizer Installation and Operation.

RESOLUTION NO. 72-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING LEASE NO. DOT-FA72WE-1423 BETWEEN THE CITY OF TORRANCE AND THE UNITED STATES OF AMERICA FOR INSTALLATION AND OPERATION OF AN ILS LOCALIZER ON THE TORRANCE MUNICIPAL AIRPORT AND AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE SAID LEASE.

Councilman Wilson moved for the adoption of Resolution No. 72-29. His motion was seconded by Councilman Surber.

Prior to roll call vote, it was noted by Councilman Uerkwitz that since this matter first came up, many of the pilots at the Airport have had input in this matter, and they have disagreed with the concept of the Localizer -- the majority of the private-type planes using the Airport are not in the category using the Localizer. It was added by Mr. Uerkwitz that it is, in his opinion, the first step to further full instrumentation which will cause additional traffic at the Torrance Airport; it should be recognized that it is, in essence, an expansion of the Airport.

The motion carried, with roll call vote as follows:

- AYES: COUNCILMEN: Brewster, Sciarrotta, Surber, Wilson, and Mayor Miller.
- NOES: COUNCILMEN: Johnson; Uerkwitz (for above stated reasons).

Councilman Johnson stated, regarding his "no" vote, that he would concur that this is another step toward making the Torrance Airport a commercial airport; it also lowers the landing pattern to a point of additional noise and a safety factor.

At the time of his "yes" vote, it was indicated by Councilman Surber that he has doubts in the matter, but it is his understanding that the added paragraph 13 will provide necessary protection -- his main concern is for the safety of the residents in the area and for the pilots.

Councilman Wilson also commented on the fact that the Council can make the determination relative to any further expansion; further, it is definitely a safety factor, hence his "yes" vote.

- 20. MASTER PLAN FOR SOUTHWEST 40 ACRES OF THE TORRANCE MUNICIPAL AIRPORT.

Assistant City Manager Scharfman responded to Council direction of February 1st requesting a time schedule for the development of the subject Master Plan, and advised that it will take approximately 14 to 18 months to produce a Master Plan encompassing some 17 elements (per

letter
 February 7th, from Airport Manager Egan), with a cost estimate of \$25,000 to \$30,000 (two thirds of which is reimbursable to the City under the planning grant, or an estimated net cost to the City in the amount of \$8,500 to \$10,000) -- such cost to come from the Airport Fund.

Mr. Scharfman further advised that a "mini-master plan" for the 40 acres at the southwest corner of the Airport will be reviewed by the Council Transportation Committee on February 17th.

The president of the Riviera Homeowners Association, Mr. Joe Clukey, commented that this is not something brought up overnight by the homeowners -- a master plan has long been contemplated, and now a "mini-master plan" is discussed because of a delayed consideration regarding 40 acres on the Airport; were the 40 acres developed, what is to be master planned?

The Staff opinion that the City should not Master Plan the 40 acres at this time was pointed out by Assistant City Manager Scharfman who also pointed out that the Airport is not composed of separate parcels, and the fact that there are certain requirements imposed by the FAA which must be met; such constraints make the 40 acres an integral part of the Airport, hence whatever is done should be compatible with the 400+ acres. Also described by Mr. Scharfman was an existent out-of-date Master Plan, rendered obsolete by policy changes.

Mr. John Blaisdell advised that the above referred to existent Master Plan is technically called a "Layout Plan" which was approved by the FAA in 1964, and has not been updated, changed, or reapproved by the FAA -- the FAA will not look at it until the City comes out of default on a 1963 indebtedness for some property with the FAA. Also indicated by Mr. Blaisdell was the Airport Commission recommendation approximately one year ago to go forward on the Alberts and Associates proposal.

Airport Commissioner Marousek also discussed the "Layout Plan" and the need for a complete understanding of what is proposed for the total Airport, with specific reference to the 40 acres, to the end that there be a study (one at a time, or concurrently) which will reveal the very best land use for development of the Airport, and put an end to the present "hodge podge" arrangements.

MOTION: Councilman Johnson moved to instruct Staff to proceed with both the long-range and the short-range Master Plans, and to approve necessary appropriations therefor. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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11.

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FIRE OPERATIONS:

- 21. RESOLUTION regarding Fire Insurance Rating System.

RESOLUTION NO. 72-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE URGING THE LEAGUE OF CALIFORNIA CITIES TO APPOINT A COMMITTEE TO INVESTIGATE THE FIRE INSURANCE RATING SYSTEM.

Councilman Uerkwitz moved for the adoption of Resolution No. 72-3 His motion, seconded by Councilman Brewster, was unanimously approved b roll call vote.

ENVIRONMENTAL MATTERS:

- 22. DUST CONTROL SYSTEM for Great Lakes Carbon Company.

Held for later in the meeting, to permit Staff clarification to interested parties in Room 214.

NONCONTROVERSIAL ITEMS:

- 23. EXPENDITURES OVER \$300.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

- 1. \$1340.50 to Los Angeles Sales and Service Corporation for repair of rolling steel overhead door as requested by the Fire Department for Station #1.
- 2. \$1654.00 to Motor Truck Distributors Company for parts and installation of spring brakes as requested by the Fire Department on 8 fire trucks.
- 3. \$615.00 to Moody's Investors Service, Inc. for 2 sets Moody's Special subscription service.
- 4. \$2273.25 to Gaylord for 20,000 book jacket covers as requested by the City Librarian.
- 5. \$1356.02 to Bro-Dart, Inc. for 178 adult books.
- 6. \$590.25 to Encyclopedia Britannica Ed. Corporation for two sets of encyclopedias.

- 24. EXPIRATION OF SUBDIVISION AGREEMENT - Tract No. 26076 (Garnier Street)

RECOMMENDATION OF CITY ENGINEER:

That an extension of one year be granted in which to complete Public Works improvements.

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25. EXPIRATION OF SUBDIVISION AGREEMENT - TRACT NO. 26425.
(DEL AMO FINANCIAL CENTER)

RECOMMENDATION OF CITY ENGINEER:

That a time extension of one year be granted to February 15, 1972.

26. NOTICE OF COMPLETION - Improvement of Del Amo Boulevard from Van Ness Avenue to Western Avenue (Job No. 67051)

RECOMMENDATIONS OF CITY ENGINEER:

1. That the work be accepted; and
2. That final payment be made to the contractor, Radjan Company, Inc., on the basis of the as-built quantities.

27. NOTICE OF COMPLETION - Storm Drain from Torrance Boulevard and Victor Street to Bishop Montgomery Sump (Job No. 71139) and Catch Basin with lateral in 238th Street c/o Hawthorne Boulevard (Job No. 72120)

RECOMMENDATIONS OF CITY ENGINEER:

1. That the work be accepted; and
2. That final payment be made to the contractor, Steve Cappello and Sons.

28. EXTENSION OF TIME for completion per Agreement for Engineering Services (C-1254) with Brown and Caldwell to February 18, 1972.

RECOMMENDATION OF WATER COMMISSION/DEPARTMENT:

That Council extend the time for completion of the submittal of the final report per agreement for engineering services C-1254 to ultimately February 18, 1972.

29. CLAIM of Dorothy J. Stein against the City of Torrance for property damages.

30. CLAIM of Ursel C. Nolte against the City of Torrance for property damages.

31. CLAIM of Joseph and Phyllis Koonz against the City of Torrance for property damages.

RECOMMENDATION OF CITY CLERK:

That agenda items #29, 30, and #31 be DENIED and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved that agenda items #23, 24, 25, 26, 27, 28, 29, 30, and #31 be approved as recommended. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

* * * *

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 was unanimously favorable. A 5-minute recess followed at 9:36 P.M.

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ADDENDUM ITEM:32. COUNCIL LEGISLATIVE LIAISON COMMITTEE REPORT.

Considerations at the February 7th meeting of this Committee were reported by Councilman Sciarrotta: the resolution proposed by Councilman Uerkwitz regarding the transfer of State Gas Funds for freeways back to the cities was reviewed, and it was the consensus of the Committee that such a resolution would be inappropriate at this time, due to A.B. 505 which provides for the creation of a State Highways Users Tax Study Commission.

It was, therefore, the feeling of the Committee, Councilman Sciarrotta continued, that a better strategy to accomplish desired goals would be to have a Council member appointed to this Commission -- such appointments to take place before March 4th, according to information received from Sacramento and encouragement to request such an appointment was expressed.

The Committee further requested, per Councilman Sciarrotta, that City Traffic Engineer Horkay and Finance Director Dundore research the total amount of gas tax funds that the County of Los Angeles receives from the State, and, further, determine the ratio in which the County apportions their funds to the cities -- population, assessed valuation, mileage, etc.?

Councilman Sciarrotta then stated the RECOMMENDATION OF THE LEGISLATIVE LIAISON COMMITTEE: That the Council pass the resolution presented at this time requesting Gubernatorial Appointment to membership on the State Highways Users Tax Study Commission -- further, due to the fact that Councilman Brewster is so versed in these matters, Councilman Sciarrotta MOVED that this Council recommend appointment of Mr. Brewster to this Commission. The motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

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

RESOLUTION NO. 72-31

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REQUESTING GUBERNATORIAL
APPOINTMENT TO MEMBERSHIP ON THE STATE
HIGHWAY USERS TAX STUDY COMMISSION.

Councilman Uerkwitz moved for the adoption of Resolution No. 72-31. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable, it being understood that Councilman Brewster's name would be inserted in the appropriate section of the Resolution.

ORAL COMMUNICATIONS:

33. It was with considerable pleasure that Councilman Sciarrotta, as Chairman of the Finance Committee, announced the installation of Finance Director Dundore as president of the California Society of Municipal Finance Officers. Mr. Sciarrotta, on behalf of the Council,

expressed their pleasure at having a Staff member of this caliber, and extended their congratulations for such achievement.

34. The honoring of School District employees during the month of April was noted by Councilman Wilson, with the MOTION that an appropriate resolution be prepared. The motion was seconded by Mayor Miller, and there were no objections.

35. Councilman Wilson advised that this is SEISMIC SAFETY WEEK, and publicity pertaining to same has presented certain questions to him relative to Torrance's Building and Safety Code. Dr. Wilson requested that Staff research the new Los Angeles City standards to the end that Torrance's Code amendments might be strengthened and upgraded.

Specifically noted by Councilman Wilson were Los Angeles Code requirements involving additional bracing and foundation stud walls, installation of additional steel in chimneys, additional anchors between the chimney and building frame, bracing or anchoring of water heaters to prevent horizontal or vertical displacement, connection of veneer surfaces to wooden studs in building framing, and maintenance of seismic measuring devices in major structures.

Further noted by Councilman Wilson were recent ^{professional} reports regarding earthquakes, with quotation of the following paragraph: "More than ever before local communities are seeking guidance concerning environmental hazards of all types that should be taken into account in planning for the use of land to be developed. Permits for construction of residential and commercial buildings in areas subject to earthquakes, landslides, flooding, should only be issued on the basis of meaningful evaluation of the potential risk and only after the purchaser is aware of the known facts. State and local government needs support in the form of well conceived regulations in order to resist political and economic pressures to develop land in ways that are unwise in terms of environmental hazard."

Councilman Wilson deemed the above very pertinent, especially at this time when there is a large development being proposed over an active fault -- it behooves this Council to be wary of moving too rapidly, with a need for stringent building codes to meet the test -- a matter for Staff investigation.

36. The status of the Entradero-Sunnyglen Little League areas was questioned by Councilman Wilson -- Director of Recreation Van Beliehem advised that meetings are underway in this matter; there is an acceptable plan, and the outcome looks favorable.

37. A report on the matter of the El Camino College was requested by Councilman Surber -- City Manager Ferraro elaborated on Information Item A in this regard, with further verbal clarification by Senior Administrative Assistant Meyer. Mr. Meyer also stated that notification by El Camino when this matter is on their agenda has been requested. Mr. Surber indicated his concern that Torrance not get "caught short".

38. City Clerk Coil advised that arrangements should be made at this time for the group Council picture -- there were no objections, and it was so ordered.

39. Mrs. Diane Davis, 2936 Winlock Road, indicated concurrence with Councilman Wilson's earlier remarks regarding SEISMIC SAFETY WEEK and earthquake faults, reported her extensive studies pertaining thereto, and urged that there be serious consideration regarding earthquake faults in zoning matters.

The Council now returned to:

ENVIRONMENTAL MATTERS:

22. DUST CONTROL SYSTEM FOR GREAT LAKES CARBON COMPANY.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council approve the subject plan of development for the Great Lakes Carbon Company to control and screen their coke pile at 19800 Crenshaw Boulevard in the City of Torrance.

Building and Safety Director McKinnon reported on the just completed session in Room 214, and that the necessary clarification and assurances had been provided the residents; Mr. McKinnon then reiterated his above recommendation, that Council approve the subject plan of development to control and screen this coke pile. In dispute, according to Mr. McKinnon, is the time element -- the residents are of the opinion that an April 1st date was established; Great Lakes Carbon requires a September 1st deadline.

Present, representing the Great Lakes Carbon Company, was Mr. C.W. Mace, 3045 Ostrum Avenue, Long Beach, who explained that the current program of a portable spray system will continue during the interim period -- necessary materials for the new system have not been ordered, pending Council action and the ordinance requirement for such approval; further, it represents a substantial expenditure for nonreturnable equipment, should the plan fail to meet approval. Mr. Mace confirmed, at Councilman Johnson's question, that, if necessary, the 15-mile-per-hour wind velocity setting could be adjusted.

Mr. George Spencer, 2311 Del Amo Boulevard, requested assurance that should the proposed plans not work in a satisfactory manner, after a reasonable trial period, that the coke would be housed -- Discussion was then directed to the interpretation of the ordinance, it being the opinion of the City Attorney that there should be further definition in the ordinance relative to housing of the coke, if that be the desire of the Council. There was review of the "rain concept" proposed in this case, the first of its kind; the subject equipment is manufactured by Mobil Oil Company (in response to a question by Mrs. Stella Billings, 4129 West 178th Street), and the following action resulted:

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Building and Safety Director. His motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, it was the comment of Councilman Brewster: "The commitment is this - the coke shall be controlled - in one of three ways, mechanically, housing, or you get it out of there."

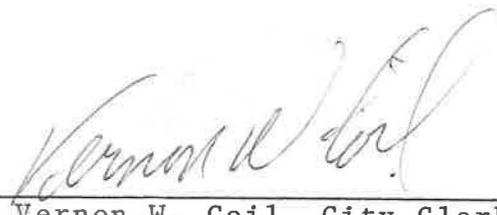
Roll call vote proved unanimously favorable.

City Manager Ferraro pointed out the pioneering aspects of this undertaking, as well as the fact that there is an expenditure of approximately \$350,000 by Great Lakes Carbon Company -- its success is most sincerely sought.

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The meeting was regularly adjourned at 10:30 P.M.

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



Mayor of the City of Torrance

Ava Cripe
Minute Secretary

17.

City Council
February '8, 1972