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Adjourned at 7:45 P.M.

#

Ava Cripe
Minute SecretaryCity Council
February 29, 1972

February 29, 1972

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 29, 1972 at 5:30 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, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Joe Clukey led in the salute to the flag.

4. INVOCATION:

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

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of February 8, 1972 and February 15, 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 Wilson, 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:

Finance Committee:

Met this date; report under Oral Communications.

PLANNING AND ZONING MATTERS:

9. ORDINANCE - Proposed Standards for Commercial Development.

Withdrawn, at the request of the City Attorney and Planning Dept.

It was the request of Councilman Uerkwitz that there be an old versus the new comparison furnished when the ordinance is returned.

Noted by Councilman Brewster was the need for some reference in the ordinance to architectural treatment to be given the elevations viewable from public streets and not just the front elevation.

Mayor Miller requested further review of Section 92.29.9 BUILDING SETBACK REQUIREMENTS and the reference to "an angle of 60° from the horizon" in that there could be situations where this would present a problem. Of further concern to the Mayor is Section 92.29.2 OUTSIDE EQUIPMENT as it relates to air conditioning equipment on the roof and properties with considerable distances between buildings; this should be reviewed with an eye to possible unnecessary costs in the enclosure of such equipment, and the elimination thereof.

STREETS AND SIDEWALKS:

10. RESOLUTIONS re: Improvement of Torrance Boulevard from Sartori Avenue to Railroad Overpass.

RESOLUTION NO. 72-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE SOUTHERN PACIFIC TRANSPORTATION COMPANY RESPECTING THE OPENING OF LLEWELLYN AVENUE, CROSSING AND WIDENING OF TORRANCE BOULEVARD CROSSING, AND AFFECTING TRACKS AND CROSSINGS OF VAN NESS AND POST AVENUES.

Councilman Wilson moved for the adoption of Resolution No. 72-3 His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

RESOLUTION NO. 72-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR TO ACCEPT THAT CERTAIN RIGHT-OF-ENTRY LETTER-AGREEMENT FROM THE SOUTHERN PACIFIC TRANSPORTATION COMPANY REGARDING STREET IMPROVEMENT CONSTRUCTION ON SOUTHERN PACIFIC TRANSPORTATION COMPANY STATION PROPERTY PRIOR TO THE ACQUISITION OF SAID PROPERTY BY THE CITY.

Councilman Johnson moved for the adoption of Resolution No. 72-40. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

REAL PROPERTY:

11. DISPOSAL OF SURPLUS LAND OWNED BY THE CITY OF TORRANCE.

Park and Recreation Commission Recommendations were reviewed, particularly as they related to the hillside land and 232nd Street -- it was confirmed by Assistant City Manager Scharfman, at Councilman Johnson's question, that the parcel left over from the 232nd Street Assessment District, should it be sold, would have such funds placed in the Assessment District. Mr. Johnson would recommend that the City proceed posthaste with this agreement to relieve the dollars involved in this District, hence the Commission recommendation to hold for a period of three years would be inappropriate.

Councilman Sciarrotta first indicated his wholehearted agreement with development of the park desired by SETHA, and then MOVED to concur with the recommendation made by Management on January 13, 1972, prior to this matter being referred back to the Park and Recreation Commission. The motion was seconded by Councilman Uerkwitz.

Prior to roll call vote on the motion, it was clarified that Staff would proceed as originally recommended on January 13th, and would return with recommendations, such recommendations to incorporate Items 4 (Via Valmonte) and 6 (232nd Street) of the Park and Recreation Commission's findings.

Roll call vote was unanimously favorable.

AIRPORT MATTERS:

12. AIRPORT MASTER PLAN (40 Acre Site)

RECOMMENDATION OF AIRPORT COMMISSION/TRANSPORTATION COMMITTEE:

That the Airport Commission hold a public hearing regarding recommended plans and data on the Airport Master Plan, following which the Planning Commission hold the necessary public hearings for rezoning.

MOTION: Councilman Surber moved to concur with the above recommendation of the Airport Commission/Transportation Committee. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

Further action was taken in a MOTION by Councilman Johnson: That the proposition expressed at the February 1st meeting (Pages 20-22) regarding the swapping of the Edison Substation land with Little League park on 235th Street; this proposition to be made a part of the subject study, along with other considerations in this 40 acres. The motion was seconded by Councilman Surber.

Discussion followed, with Councilman Johnson providing clarification as to the desired feasibility study in this regard, to the end that the Substation would be located somewhere within the 40 acres and the City could

then acquire the present Edison land as a permanent residency for the several Little Leagues operating there. Mr. Johnson then alluded to the many problems regarding the Substation location yet to be faced, and deemed his suggestion worthy of the requested study.

The Chairman of the Airport Commission, Mr. John Blaisdell, indicated the understanding that there is to be investigation of the Airport property for best possible Airport uses -- if they are to be encumbered with involvement with other agencies and other City departments they will be handicapped in accomplishing what is desired in a reasonable period of time. Councilman Johnson reiterated his strong desire that his request be considered.

A "parallel study" was recommended by Councilman Brewster, rather than an intertwining of the separate considerations, so that the matter may be expedited. Mr. Johnson indicated no objections to such an arrangement, noting that it would be possible for Staff and the City Attorney to make necessary determinations; it could happen that Staff could evolve a better place that would not involve the 40 acres.

Discussion was then directed to alternate sites for the Substation, other than the Airport, and like considerations.

Councilman Johnson thereupon AMENDED HIS MOTION to state that a parallel study be run in connection with the subject study as to whether or not the Edison Substation property could be swapped for Airport property, or elsewhere, to see whether or not the Little League may remain where it is. The amended motion was seconded by Councilman Surber, and roll call vote proved unanimously favorable, with Councilman Sciarrotta and Mayor Miller casting "yes" votes when it was clarified that the recommended swap would apply to "any place else" and was not limited to the Airport area.

NONCONTROVERSIAL ITEMS:

13. EXPENDITURES OVER \$300.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED.

1. \$1098.25 to Federal Laboratories, Inc., c/o F. Morton Pitt Company, for various smoke, tear gas and training grenades as requested by the Police Department.
2. \$482.33 to Wallace & Tiernan for various replacement parts for a Wallace & Tiernan chlorinator, vacuum regulating valve and other miscellaneous parts as requested by the Water Department.
3. \$503.69 to Western Bookbinding Company for 214 paperback and 54 adult rebound books.
4. \$300.99 to Independent News for 401 juvenile paperback books.
5. \$656.25 to Western Automatic Reloading Company for one only automatic primer tube filler which will be used by the Police Department to reload ammunition.

- 6. \$308.55 to Overhead Door Service Company to provide repair service for two overhead door assemblies located at the City Yard.
- 7. \$2811.75 to Econolite Corporation for thirty only street-light fixtures and 12 only replacement street-light lenses as requested by the Traffic and Lighting Department in response to Council action approving Resolution No. 71-154 which provided for the upgrading of street lighting on Torrance Boulevard between Maple and Madrid.

B. REIMBURSABLE ITEM:

- 8. \$650.37 to Park-Son, Inc. for two each large diameter water tapping sleeves and two each 6" and 8" tapping valves as requested by the Water Department for the Homeowners Emporium and Chacksfield Homes water service. Payment has already been received for this expenditure for these respective services.

- 14. AWARD OF DEMOLITION CONTRACT - To Demolish Four Structures - 1916 West 236th Street (Lot 17 Tract 437) Torrance (Reference Bid #B72-2) - Sur La Brea Park Site.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council reaward this contract for subject demolition and site clearance work to the next low bidder, the Willingham Land Clearance Inc., in the total amount of \$820.00. The required appropriate insurance coverage for this company has been verified with his insurance carrier.

- 15. AWARD OF CONTRACT - 1972 WEED ABATEMENT PROGRAM.

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to B.E. Taylor, the sole bidder.

- 16. GAS TAX APPROPRIATION FOR PROJECT DESIGN.

RECOMMENDATION OF CITY ENGINEER:

That \$6,000 be appropriated from 2106 Gas Tax Funds for the design of Skypark Drive from Madison Street to Garnier Street (SS Project 253).

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #13, 14, 15, and #16. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

* * *

The hour being 6:03 P.M. Councilman Sciarrotta moved to recess as City Council, and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. The Council returned to its agenda at 6:06 P.M.

* * *

5. City Council
February 29, 1972

In view of the fact that the advertised hour of 6:30 P.M. for the public hearings had not yet arrived, the Council directed its attention to:

ADDENDUM ITEM:

19. LEASEBACK FINANCING - CITY YARD AND FIRE DEPARTMENT FACILITIES.

RECOMMENDATION OF CITY MANAGER:

That Council approve the proposed division of the leaseback projects into Series A, Fire Stations Nos. 3 and 6 -- and Series B, City Yard, Fire Station No. 1 and tennis courts.

It was the consensus of the Council that there should be additional time to study this item, as well as a need for additional backup material regarding past Council action on leaseback financing.

ORAL COMMUNICATIONS:

20. Councilman Brewster moved that the Council be dark on Election Night, Tuesday, April 11, 1972, as is the traditional custom. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

21. Councilman Johnson requested that Information Item A - Widening of Western Avenue and Del Amo Boulevard - be expedited and made a formal agenda item, if necessary.

22. Preparation of a resolution, generally following that of Supervisor Chace's, relative to a Constitutional amendment re: social welfare programs and State revenue for State-mandated services, was requested by Councilman Johnson.

23. Councilman Sciarrotta directed City Traffic Engineer Horkey to respond to the items raised by Mr. Nowicki, Marble Estates Homeowners Association, particularly as it relates to the computerizing of Hawthorne Boulevard.

24. Councilman Sciarrotta provided the following report from the Council Finance Committee:

"As directed by the Council, the Finance Committee met earlier tonight to discuss the compensation for the Chairman of the Oil Board. It should be called to the Council's attention that the appointment of Mr. Babson as Chairman of the Oil Board has gone a long way to improve the City's credibility in its relations with the oil producers in the City of Torrance. He has also brought a sense of fairness and impartiality to the hearings, as well as a great deal of background and expertise in the oil industry itself.

"The Committee found that the rate recommended by Mr. Babson is customary in the industry as compensation for Petroleum Engineers of his standing."

Councilman Sciarrotta thereupon MOVED that in accordance with Section 13.14.1 (c) of Ordinance No. 2229 the Chairman of the Oil Board shall receive \$30.00 per hour, including travel during normal working hours; plus 15¢ per mile that he travels. The motion was seconded by Councilman Johnson.

Discussion followed, with Councilman Uerkwitz noting the services on other Commissions of technical, knowledgeable people minus such compensation, and requesting clarification as to such requirements in the case of the Oil Board. Such clarification was forthcoming, with City Attorney Remelmeyer outlining the technical matters faced by the Oil Board and the need for professional, informed guidance of the Oil Board in making its decisions.

Mrs. Arnold Johnson, Oil Board Member, indicated her concurrence with Mr. Remelmeyer's comments, and added that Mr. Babson has indeed contributed expertise to the Board as a petroleum engineer; a recent hearing before the Board pointed out the particular value of his technical knowledge, and was a major factor in the decision reached.

Roll call vote on the motion was unanimously favorable.

Councilman Surber indicated that his "yes" vote was a reluctant one -- he can appreciate the problem with this particular Board; however, there are other Commissioners who have been appointed because of their expertise in a particular field, and they do not receive \$30 per hour nor 15¢ per mile. It might be well in future appointments, according to Mr. Surber, that the appointee have expertise, and call on a consultant when needed. Councilman Surber also requested a report on the cost of this arrangement.

Councilman Uerkwitz stated that his "yes" vote was based on Mrs. Johnson's testimony as to Mr. Babson's value and the apparent continuous need of his services.

25. Eleven young "Explorer Scouts" graduates were commended by Councilman Uerkwitz, based on a communication before him -- it was Mr. Uerkwitz' request that tile plaques also be prepared for these graduates. There were no objections, and it was so ordered.

26. Councilman Wilson announced a joint meeting between the Council Committee and the School Board on Monday, March 13th, at 7:00 P.M.

27. Substantial improvements relative to pollution control made by Mobil Oil Company were reported by Councilman Wilson with the request that these efforts be recognized and commended by the Council. Dr. Wilson then MOVED that an appropriate resolution be prepared; the motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

28. There was review of the James Clark Freeway Report by Councilman Uerkwitz who specifically noted the references therein to computerized signalization and TOPICS funds -- Mr. Uerkwitz also requested that a copy of this report also go forward to Mr. Henry Nowicki, Marble Estates Homeowners Association.

* * * *

The hour being 6:30 P.M., a 10-minute recess was ordered by Mayor Miller.

* * * *

The Council returned to:

PLANNING AND ZONING HEARINGS:

- 17. V71-15, PAUL AND M.V. AZZOLINA, and EUGENE AND CAROL SCHRIER.
 Request for a Variance from the provisions of the R-3 zone to permit the operation of a boutique shop in an apartment build-in on property located at 16640 Crenshaw Boulevard.
 RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION, SUBJECT TO ANNUAL REVIEW.
 RECOMMENDED FOR DENIAL BY PLANNING DEPARTMENT.

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 hearing.

Following presentation by Planning Director Shartle, the Mayor inquired if anyone wished to be heard; there was no response.

Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

MOTION: Councilman Surber moved to concur with the recommendation of the Planning Department for DENIAL of V71-15. His motion was seconded by Councilman Uerkwitz.

A SUBSTITUTE MOTION was offered by Councilman Johnson: To concur with the recommendation of the Planning Commission for approval of V71-15, subject to annual review.

Councilman Johnson indicated that his reasons for so doing are because it is a case where the property was rezoned primarily because it conformed with the existing majority use, as well as previous Council act permitting commercial operation as a part of the apartment complex -- Mr. Johnson cannot see going back, retroactively, so long as there is continuing C use. Councilman Johnson, therefore, concurs with Planning Commission Action #1 and Action #2.

The substitute motion was seconded by Mayor Miller, with the comment that the R-3 rezoning took place because the apartment existed, but so did the subject shop -- a shop the Mayor does not find particularly obnoxious. Mayor Miller would agree with Planning Commissioner Armstrong that there is a need to be reasonable and fair with the people involved, it being the City's desire to rezone the property to an R-3 use.

Councilman Brewster noted the time periods surrounding the previous beauty shop, the fact that it stopped operations in August, 1971, the vacant premises, and the resultant change of ownership, approximately one year after it had been rezoned R-3. Hence, the Staff findings.

At Mayor Miller's question, the proponent, Mr. Eugene Schrier, advised that he was unaware of the zone change at the time he purchased the subject property -- he proceeded on the premise that commercial use of the property would be appropriate.

Discussion followed, it being generally indicated that likely a boutique shop should be incorporated in the R-P uses, and that there is a need for review of R-P uses by the Planning Commission. Councilman Brewster indicated an inclination to correct what is perhaps a procedural error, and recommended that action be delayed on the variance, to allow the proponents to continue on a temporary interim basis, and then attack the basic problem by reviewing R-P uses to see whether this use might be incorporated therein.

A correct definition for a "boutique shop" was next considered, and the "retail store" aspects. Mayor Miller reiterated the fact that the zone change was City-initiated, rezoning commercial to R-3, and the proponent purchased same, thinking commercial use would be in order, and now confronted with the loss of a tenant.

The SUBSTITUTE MOTION, to concur with the Planning Commission's recommendation for approval, carried, with roll call vote as follows:

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

Councilman Brewster requested that Staff study the R-P uses; there were no objections, and it was so ordered.

18. V71-16, HIGGINS BRICK COMPANY.

Request for a Variance from the provisions of the A-1 zone to permit the storage of recreational vehicles (travel trailers, boats, mobile homes, campers, etc.) for a period of two years.
 RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION SUBJECT TO CERTAIN CONDITIONS.

RECOMMENDED FOR DENIAL BY PLANNING DEPARTMENT.

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

Mayor Miller announced that this is the time and place for the public hearing on V71-16, and, following Staff presentation by Planning Director Shartle, invited those desiring to speak to do so at this time.

Representing Higgins Brick Company, Mr. Mel Black reiterated his Planning Commission presentation relative to the subject variance and their desire for a recreational vehicle storage business for a period of two years.

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

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission for approval of V 71-16, subject to conditions. The motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, it was the comment of Councilman Brewster that he has no disagreement with the proposed development, but, in his opinion, legally and properly, this should be a zone change request, rather than a variance. Councilman Uerkwitz would agree, were it not for the short term of the request. Mayor Miller stated that were there some obnoxious aspect to this request, he would oppose same -- but providing offstreet parking for recreational vehicles seems to be most worthwhile.

It was the suggestion of Councilman Johnson that the motion include Planning Department recommendation: "That egress and ingress be provided on Van Ness Avenue." Councilman Sciarrotta agreed to so amend his motion, and this was acceptable to Councilman Surber who seconded the motion.

The motion, as amended, carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Brewster.

Councilman Brewster indicated his "no" vote was without prejudice to the project, but simply because, procedurally, he is in disagreement with the variance technique.

Councilman Surber questioned whether or not a "yes" vote at this time would prejudice later considerations regarding recreational vehicles -- City Attorney Remelmeyer advised that such would not be the case.

* * * *

ORAL COMMUNICATIONS:

29. Mr. Jim Thompson, 2842 Alberta Street, stated that this is his third consecutive appearance before the Council in search of a remedy for the treatment afforded him as a Council candidate.

Councilman Sciarrotta indicated his weariness of this "broken record" week after week -- reiterating that if the date of residence is in order, Mr. Thompson has nothing to fear.

Mayor Miller stated that he had no desire to entertain further debate in this matter, and inquired if the Council wished to take any action; there was no response.

30. Mr. Paul Azzolina, 16625 Crenshaw Boulevard, voiced complaints re: dirt pile, north of the channel, on the west side of Crenshaw; and the throwaway papers scattered along Crenshaw Boulevard. There are further problems with street sweeping in this area.

City Manager Ferraro stated that the above would be investigated Wednesday a.m.

31. Mrs. Diane Davis, Walteria Homeowners Association, presented a report, of record, dated February 29, 1972 on the subject: REQUEST FOR INCLUSION OF TORRANCE OIL FIELDS IN L.A. BASIN SEISMIC NETWORK STUDIES OF THE CORRELATION BETWEEN SECONDARY OIL RECOVERY WATER INJECTION AND EARTHQUAKE ACTIVITY.

Representing SETHA, Mr. Arnold S. Johnson, 2278 West 232nd Street, referred to their January 4, 1972 protest against the illegal secondary recovery waterflood of their area, and indicated their strong support of the Walteria Homeowners Association request, as above outlined.

It was further stated by Mr. Johnson that local oil companies now waterflooding the Torrance oil fields should be required to participate in scientific studies of the relationship between water injection and earthquakes. Local oil field data, including water flood injection records dating back to October of 1967 should be made available for interdisciplinary studies of engineers, seismologists, and geologists.

Continuing, Mr. Johnson advised that instrumentation for the inclusion of seismic data from Torrance in earthquake research studies should be activated without delay. City contact should be made with the agencies which are studying the relationship between oil field water injection and earthquakes -- they are the National Center for Earthquake Research of the United States Geological Survey, Caltech Seismological Lab, and U.S.C.'s Department of Geological Sciences.

The oil well field plan for the land use element under the General Plan adopted in 1964 requires updating, according to Mr. Johnson; it should contain a seismic element. Mr. Johnson then described unfortunate experiences relative to waterflooding and fault activation in other communities, along with measures now underway by the City of Long Beach.

In conclusion, Mr. Johnson reiterated the grave concern of SETHA residents, along with those of Walteria, in this matter, particularly the possible effects of water injection and the faulting to be seen in the Walteria gravel pit. These residents would like to know the nature of the fault adjustments which are likely to occur as a result of the CWOD waterflood which now threatens SETHA homes by water, gas, and oil stimulation in the hundreds of abandoned oil well holes under their houses. Mr. Johnson then stated that there should be no delay in setting up a local program for monitoring earthquakes and the study of the possible relationships between them and oil companies secondary oil recovery water injection.

Discussion followed regarding the varied considerations of this vital matter, it being the consensus of the Council that there be study and recommendation by both Staff and the Oil Board. Councilman Johnson so MOVED; the motion was seconded by Councilman Wilson. There were no objections, and it was so ordered.

Mr. Henry Nowicki, president, Marble Estates Homeowners Association, indicated their support of the above homeowner associations recommendation to undertake such an investigation.

The meeting was regularly adjourned at 7:45 P.M.

Vernon W. Coil

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

Ken Miller

Mayor of the City of Torrance