

## I N D E X

City Council - September 5, 1972

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Adjourned at 7:50 P.M.

# # #

Ava Cripe  
Minute Secretary

ii.

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September 5, 1972

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, September 5, 1972, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Sciarrotta, Wilson, and Mayor Miller. Absent: Councilmen Surber (vacation) and Uerkwitz (personal business).

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

3. FLAG SALUTE:

Mr. Hal Smith led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Walter Kornegay, First Church of the Nazarene.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of August 15, 1972 and August 22, 1972 be approved as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

6. APPROVAL OF DEMANDS:

Councilman Wilson moved that all properly audited demands be paid. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

7. MOTION TO WAIVE FURTHER READING:

Councilman Brewster 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 Armstrong, and roll call vote proved unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

1.

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8. COUNCIL COMMITTEE MEETINGS:Ad Hoc - Rules of Order - Committee:

Councilman Wilson advised that this committee has met, and will continue to do so until findings are complete.

Public Works Committee:

Two meetings were held during past week, per Councilman Brewster, but unable to report back at this time. The next regular meeting will be held on the first Tuesday in October.

# # #

Taken by the Council at this time, out of order, as a courtesy to the proponent:

PLANNING AND ZONING MATTERS:

24. RESOLUTION granting a variance in Case No. V72-8, Anna Guagenti.

RESOLUTION NO. 72-169

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 1, ARTICLE 4 OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY ANNA GUAGENTI IN PLANNING COMMISSION CASE NO. V 72-8.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-169. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Sciarrotta, Wilson; Mayor Miller.  
 NOES: COUNCILMEN: None.  
 ABSTAIN: COUNCILMEN: Brewster (not present at public hearing).  
 ABSENT: COUNCILMEN: Surber, Uerkwitz.

PROCLAMATIONS:

9. "Union Label Week" (September 4-10)  
 10. "Cycle Safety Awareness Week" (October 22-28)

Mrs. Judy Mace was present to accept not only the Proclamation but praise from the Council for a "beautiful endeavor".

Addendum Item:

41. "The Good Old Days - Now" (September 7 - October 21).

The above were so proclaimed by Mayor Miller.

11. RESOLUTION declaring that Saturday, September 23, 1972, be designated as "TORRANCE DAY" at the Los Angeles County Fair.

RESOLUTION NO. 72-170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT SATURDAY, SEPTEMBER 23, 1972, BE DESIGNATED AS TORRANCE DAY AT THE LOS ANGELES COUNTY FAIR.

Councilman Wilson moved for the adoption of Resolution No. 72-170. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

In view of the fact that Airport Day 1972 is scheduled on the same date for the Mayor, it was agreed that Mayor Pro Tem Surber, or, as an alternate, Councilman Wilson would represent the City at the Los Angeles County Fair on September 23rd.

STREETS AND SIDEWALKS:

12. AWARD OF CONTRACT - MARICOPA STREET EASTERLY OF AMIE AVENUE (STREET ASSESSMENT DISTRICT NO. A'11-70-2).

RECOMMENDATION OF CITY ENGINEER:

1. That the contract be awarded to Mushroom Construction Company, and the other bid be rejected;
2. That the subject Resolution of Award be approved and adopted; and
3. That the attached Notice of Award be published and recorded.

RESOLUTION NO. 72-171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AWARDED CONTRACT FOR WORK OR IMPROVEMENT ORDERED BY RESOLUTION NO. 72-112 OF SAID CITY COUNCIL.

(Maricopa Street Assessment District No. A-11-70-2)

Councilman Sciarrotta moved to concur with the above recommendations of the City Engineer and for the adoption of Resolution No. 72-171. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

REAL PROPERTY:

13. RESOLUTION authorizing Sperry Air Services Lease for former Palos Verdes #1 Premises.

RECOMMENDATION OF AIRPORT MANAGER/AIRPORT COMMISSION:

That, subject to other departments having jurisdiction and the City Attorney's approval as to form, the lease between Sperry Air Services and the City be approved and the enabling resolution adopted; and the Council appropriate from the Airport Retained Earnings \$2,733.00 to cover the estimated cost of the repairs and refurbishments to the premises.

RESOLUTION NO. 72-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN LEASE DATED SEPTEMBER 1, 1972, BETWEEN THE CITY OF TORRANCE AND SPERRY AIR SERVICES, INC.

Councilman Armstrong moved to concur with the above recommendations of the Airport Manager, and for the adoption of Resolution No. 72-172. His motion was seconded by Councilman Brewster; roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

14. RESOLUTION authorizing assignment of Airepair/Airsales (W.A.S. Douglas, Deceased) to Rolling Hills Aviation, Inc.

RECOMMENDATION OF AIRPORT MANAGER/AIRPORT COMMISSION:

That, subject to the affirmative findings of the Fire and Building Departments, or corrections as the case may be, and the jurisdiction of other City departments and the City Attorney for approval as to form, the Airport Commission recommend to City Council the adoption of the subject resolution; and subject to reimbursement to the City for out-of-pocket expenses.

RESOLUTION NO. 72-173

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 OF JOAN L. DOUGLAS TO ROLLING HILLS AVIATION, INC.

Councilman Sciarrotta moved to concur with the above recommendation of the Airport Manager and Airport Commission, and for the adoption of Resolution No. 72-173. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

15. CONSTRUCTION OF TEMPORARY ACCESS PAVING ON MAIN APRON FOR PENINSULA AVIATION ACCESS TO RECENTLY LEASED PREMISES.

RECOMMENDATION OF AIRPORT MANAGER/AIRPORT COMMISSION:

That City Council appropriate \$1,600.00 from Airport Retained Earnings for the subject construction of temporary access paving on the main apron.

MOTION: Councilman Wilson moved to concur with the above Airport Manager/Airport Commission recommendation. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

TRAFFIC AND LIGHTING:

16. TRAFFIC SIGNAL INSTALLATIONS.

Held for later in the meeting.

FISCAL MATTERS:

17. RESOLUTION re: agreement with Heitschmidt/Mounce and Associates for interior design services for the City Hall addition.

RESOLUTION NO. 72-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT BETWEEN THE CITY AND HEITSCHMIDT/MOUNCE ASSOCIATES FOR INTERIOR DESIGN SERVICES FOR THE CITY HALL ADDITION.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-174; his motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

PARK AND RECREATION:

18. RESOLUTION re: agreement with Willdan Engineering Associates for engineering services. (Walteria Reservoir Tennis Courts)

RESOLUTION NO. 72-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY AND WILLDAN ENGINEERING ASSOCIATES FOR ENGINEERING SERVICES.

(Walteria Reservoir Tennis Courts)

Councilman Wilson moved for the adoption of Resolution No. 72-175. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

WATER SYSTEM:

19. PROPOSED WATER MAINS IN CRENSHAW BOULEVARD AND SOUTH OF NEWTON ST.

RECOMMENDATION OF WATER SYSTEM MANAGER:

1. To appropriate \$60,000 from the Water Revenue Fund for the construction of the following water facilities, generally to be located in Crenshaw Boulevard between the Walteria Reservoir site and Dalemead Street, and between Hawthorne Boulevard and Park Street, south of Newton Street:
  - (a) 1,050 linear feet of 6" main;
  - (b) 600 " " 16" main;
  - (c) 600 " " 24" main;
  - (d) 530 " " 12" main.
2. To authorize finalization of contract documents for above work with advertising for public bids to be opened on September 19, 1972.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Water System Manager; his motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

HEARINGS - OTHER THAN PLANNING AND ZONING:

20. UNDERGROUND UTILITIES REIMBURSEMENT DISTRICT NO. 1 - Establishing District and confirming costs therein (234th Street).

Mayor Miller announced that this is the time and place for the subject public hearing, and inquired if anyone wished to be heard; there was no response.

Councilman Brewster moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

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

RESOLUTION NO. 72-176

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE CREATING UNDERGROUND  
UTILITIES REIMBURSEMENT DISTRICT NO. 1  
(234TH STREET AS SHOWN ON ATTACHED SKETCH),  
AND CONFIRMING THE COST PER LOT THEREIN.

Councilman Armstrong moved for the adoption of Resolution No. 72-176. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

HEARINGS - PLANNING AND ZONING:

The advertised hour of 6:00 P.M. having not yet arrived, agenda items 21 and 22 were held.

PLANNING AND ZONING MATTERS:

23. PROPOSED OPENING OF 236TH PLACE TO ARLINGTON.

A member of the audience requested that this matter be held until later in the meeting to permit the expected arrival of considerable residents in the area. There were no objections to the request.

(See Page 17.)

24. RESOLUTION RE: V72-8. Anna Guagenti.

Heard earlier in the meeting.

25. ORDINANCE re: ZC 72-9.

ORDINANCE NO. 2350

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 ON THE EAST  
SIDE OF HAWTHORNE BOULEVARD BETWEEN  
REDONDO BEACH BOULEVARD AND ARTESIA  
BOULEVARD AND DESCRIBED IN ZONE CHANGE  
72-9.

Councilman Sciarrotta moved for the approval of Ordinance No. 2350 at its first reading. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Sciarrotta, Wilson; Mayor Miller.  
 NOES: COUNCILMEN: None.  
 ABSTAIN: COUNCILMEN: Brewster (not present at public hearing)  
 ABSENT: COUNCILMEN: Surber, Uerkwitz.

26-A. EMERGENCY ORDINANCE repealing Chapter 1 of Division 7 of the Code entitled "Subdivisions" and adding Article 29 entitled "Subdivision Maps of tentative and final Subdivision Maps and the conditions thereof. (REGULAR ORDINANCE to be referred to Planning Commission for review and recommendations.)

26-B. PROPOSED REVISIONS IN SUBDIVISION ORDINANCE.

RECOMMENDATION OF PLANNING DIRECTOR:

That Council adopt at this time only the Emergency Ordinance and refer the Regular Ordinance to the Planning Commission for consideration and recommendations.

EMERGENCY ORDINANCE NO. 2351

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING CHAPTER 1 OF DIVISION 7 OF THE TORRANCE MUNICIPAL CODE ENTITLED "SUBDIVISIONS" AND ADDING ARTICLE 29 ENTITLED "SUBDIVISION MAPS" TO CHAPTER 2, DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR THE APPROVAL OF TENTATIVE AND FINAL SUBDIVISION MAPS AND THE CONDITIONS THEREOF AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Brewster moved for the adoption of Emergency Ordinance No. 2351 at its first and only reading. His motion was seconded by Councilman Armstrong; roll call vote, unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Planning Director that the Regular Ordinance be referred to the Planning Commission for consideration and recommendations. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

APPEALS -- OTHER THAN PLANNING AND ZONING:

27. APPEAL OF RICHARD GAUNT on requirements to construct street improvements at 3318 and 3322 El Dorado Street.

RECOMMENDATION OF CITY ENGINEER:

That the appeal be denied.

Mr. Gaunt was present to state that his objections are based on the fact that there are no other curbs, gutters, or sidewalks along the south side of El Dorado from Madrona to Maple -- other waivers in this regard have been granted. Mr. Gaunt indicated his agreement for the installation of curbs, gutters, and sidewalks along Madrona.

It was the comment of City Engineer Weaver that this would be a good starting point on El Dorado for such installations, if such be the desire of the Council. It was, however, added by Mr. Weaver that resident support of an Assessment District appeared unlikely.

Council discussion was directed to past history of this street and the rural atmosphere established and desired by the neighborhood, it being stressed that El Dorado is quite unlike Madrona where sidewalks are mandatory. Also noted was the unlikelihood of a change of heart by El Dorado residents regarding such installation in the near future.

In view of the general feeling in the neighborhood, Councilman Sciarrotta MOVED that Mr. Gaunt install curb, gutter, and sidewalk on the Madrona side only, and be exempted from such installation on El Dorado Street. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Surber, Uerkwitz absent).

# # #

28. PP 72-13, JIMMIE CAPELLINO.

To be heard later in the meeting with Item #22.

MATTERS NOT OTHERWISE CLASSIFIED:

29. RESOLUTION approving and ratifying settlement made between the Attorney General of the State of California and Edington Oil Company and Witco Chemical Corporation (Robert L. Feldman) in the action State of California, et al v. Standard Oil, et al, and authorizing the Mayor to execute and deliver release therefor.

RESOLUTION NO. 72-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND RATIFYING THAT SETTLEMENT MADE BETWEEN THE ATTORNEY GENERAL OF THE STATE OF CALIFORNIA AND EDINGTON OIL COMPANY AND WITCO CHEMICAL CORPORATION (ROBERT L. FELDMAN) IN THE ACTION STATE OF CALIFORNIA, ET AL v. STANDARD OIL, ET AL, AND AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER RELEASES THEREFOR.

Councilman Armstrong moved for the adoption of Resolution No. 72-177. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Surber and Uerkwitz absent).

PERSONNEL MATTERS:

30A. ORDINANCE re: Police Captain and Deputy Fire Chief.

30B. ORDINANCE AND MEMORANDUM OF UNDERSTANDING re: Deputy City Clerk.

RECOMMENDATION OF ASSISTANT TO THE CITY MANAGER:

That Council:

- (1) Adopt the ordinance regarding Police Captains and Deputy Fire Chief.
- (2) Approve the Memorandum of Understanding and adopt the ordinance regarding the Deputy City Clerk.
- (3) Authorize the appropriation of necessary funds to cover the cost of these actions from the reserve for contingencies.

MOTION: Councilman Armstrong moved to concur with the above recommendations of Assistant to the City Manager Jackson. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilmen Surber, Uerkwitz absent).

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

ORDINANCE NO. 2352

AN ORDINANCE OF THE CITY OF TORRANCE AMENDING CERTAIN SECTIONS OF PART IV OF CHAPTER 7, DIVISION 1 OF THE

TORRANCE MUNICIPAL CODE TO AFFECT WAGES  
AND WORKING CONDITIONS OF CERTAIN  
MIDDLE-MANAGEMENT EMPLOYEES REPRESENTING  
THEMSELVES.

Councilman Wilson moved for the approval of Ordinance No. 2352 at its first reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

ORDINANCE NO. 2353

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AMENDING SECTIONS 17.91.1  
AND 17.91.3 OF ARTICLE I, PART IX, OF  
CHAPTER 7, DIVISION 1 OF THE TORRANCE  
MUNICIPAL CODE TO ADJUST THE SALARIES OF  
CERTAIN CLASSIFICATIONS.

Councilman Sciarrotta moved for the approval of Ordinance No. 2353 at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Absent: Councilmen Surber, Uerkwitz).

31. EXECUTIVE SESSION.

Held for full Council.

COMMUNITY AFFAIRS:

32. RESOLUTION authorizing City-Chamber Airport Days 1972 agreement.

RESOLUTION NO. 72-178

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF TORRANCE AUTHORIZING AND DIRECTING  
THE MAYOR AND CITY CLERK TO EXECUTE AND  
ATTEST THAT CERTAIN AGREEMENT FOR CERTAIN  
SERVICES FOR AIRPORT DAYS 1972 BETWEEN THE  
CITY AND THE TORRANCE AREA CHAMBER OF  
COMMERCE.

Councilman Wilson moved for the adoption of Resolution No. 72-178. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

ROUTINE MATTERS:

33. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$446.25 to Brooks Products for 100 only water meter boxes as requested by the Water Department for stock.

2. \$322.88 to Pacific States for six each 6" diameter water tee pipe fittings as requested by the Water Department for stock.
  3. \$1458.45 to Remington Rand for two only Remington Rand special type record storage chainindex cabinets as requested by the City Clerk for storing indexed subject references to existing City records.
  4. \$408.48 to Campbell & Hall for 89 adult and juvenile books.
  5. \$688.07 to Doubleday & Company c/o Al Packer for 5 Guild renewal subscriptions which comprise 254 books.
  6. \$405.56 to Simon & Schuster, Inc. for 98 adult and juvenile books.
  7. \$446.85 to Marquis Who's Who, Inc. for six each sets of adult books.
  8. \$2420.28 to Automatic Printing for the reorder of 1,080,400 library book transaction slips for our library book circulation system.
  9. \$337.16 to Stationers Corporation for 34,000 envelopes for the Business License Division for mailing new and renewed City business licenses and notices to companies doing business in Torrance.
  10. \$1152.69 to Accurate Air Engineering for one only trailer mounted air compressor to be used to operate air tools for tree trimming crews.
  11. \$4697.12 to Moore Business Forms for the City's annual requirements for computer continuous forms as requested for the Data Processing Department.
  12. \$1102.50 to Globe Ticket Company for an annual contract to supply 1,000,000 data processing keypunch cards as requested by the Data Processing Department to be delivered on an "as needed" basis.
  13. \$787.50 to South Bay Reloading Service, Inc. for 20,000 rounds of reloaded .45 caliber ammunition as requested by the Police Department for use on the pistol practice range.
  14. \$1711.40 to Motorola Communications & Electronics for two Motorola vehicle mobile radios.
  15. Information only - list of performers at annual Torrance Airport Days, per letter of August 31st.
- B. REIMBURSABLE ITEM:
16. \$527.31 to Park-Son, Inc. for two each 12"x4" water tapping sleeves and two each 4" water valves as requested by the Water Department for installation at the Old Towne Mall. Payment has already been received by the City for this service.

34. REVISED CLASS SPECIFICATION - SERVICES OFFICER.  
(MALE) (FEMALE)

RECOMMENDATION OF CIVIL SERVICE COMMISSION:

That Council approve the subject revised class specification.

35. IMPROVEMENT OF SEPULVEDA BOULEVARD (North side) from Del Amo Circle East to Madrona Avenue (Job No. 71136).

RECOMMENDATION OF CITY ENGINEER:

That all bids be rejected and the project be readvertised.

36. REORGANIZATION #15 - REVISED CLASS SPECIFICATIONS AND NEW CLASS SPECIFICATION.

RECOMMENDATION OF CIVIL SERVICE COMMISSION:

That Council approve the subject revised class specifications and new class specification.

37. REPORT OF ENVIRONMENTAL IMPACT STUDY TEAM RE: LOS ANGELES COUNTY ROAD DEPARTMENT ENVIRONMENTAL IMPACT STUDY ON CRENSHAW BOULEVARD (C.C. 2560)

RECOMMENDATION OF ENVIRONMENTAL IMPACT STUDY TEAM:

That the City Council make a finding that the project has no significant effect on the environment and that this report be forwarded to the County Road Department for their information to complete the project.

38. RELEASE OF SUBDIVISION BONDS.

Tract No. 20505

Subdivider: Western Development Company (William P. Floyd)  
Bonding Co.: Pacific Employers Insurance Co.

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

39. RELEASE OF SUBDIVISION BOND.

Tract No. 23988

Subdivider: Harry Kissel

Bonding Co.: General Insurance Co. of America

Bond No. 417927 - Amount: \$13,000.00.

RECOMMENDATION OF CITY ENGINEER:

That subject bond be released.

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #33, 34, 35, 36, 37, 38, and #39. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

40. (No item).

41. PROCLAMATION - Heard earlier in the meeting.

The Council now returned to:

TRAFFIC AND LIGHTING:

16. TRAFFIC SIGNAL INSTALLATIONS.

\*\*\* RECOMMENDATION OF TRAFFIC ENGINEER:

- \*\*\*
1. Award the contract for traffic signal installations at Arlington and 235th, at Van Ness and 166th, and at Torrance and Earl (B 72-26) to Grissom & Johnson, Inc. for their bid of \$63,472.
  2. Award the contract for traffic signal installations at Maple and Maricopa, and at Del Amo Boulevard and Henrietta (B 72-27) and to Grissom & Johnson, Inc. for the low bid of \$44,897.
  3. Award the contract for traffic signal installations at Torrance and Amie, at Del Amo Boulevard and Victor, and at Sepulveda and Hickory (B 72-28) to Grissom and Johnson, Inc., for the low bid of \$55,821.
  4. Appropriate \$13,000 from 2106 Gas Tax Funds for the additional City's share of cost.
  5. Appropriate \$146,200 of TOPICS funds for the above listed traffic signal installations.

\*\*\* (Recommendation 1 revised; see below.)

The meeting of interested parties in the Council Conference Room having now concluded, City Attorney Remelmeyer reviewed the extenuating circumstances in this matter -- i.e. the Federal Government finding that the contract on B 72-26 (Item #1 above) be awarded to Riley Electric Service, or else there would be no Federal TOPICS Funds for the project. It was further noted by Mr. Remelmeyer that his Opinion No. 72-44 which stated, in part, that the contract should be let to Grissom & Johnson, in spite of the arithmetic error in the Riley bid -- an opinion not sustained by the Federal Government, along with their indication that TOPICS funds will not otherwise be awarded.

City Traffic Engineer Horkay then recommended the following revised recommendation #1:

- "1. Award a contract for traffic signal installation at Arlington and 235th, at Van Ness and 166th, and at Torrance Boulevard and Earl (B 72-26) to Riley Electric Service Corporation for their low bid of \$62,882.00."

(Recommendations 2, 3, 4, and 5 remain the same and are not affected by the Federal Government decision.)"

It was added by City Attorney Remelmeyer that he would now concur with the above recommendation of the Traffic Engineer on the condition that the Grissom & Johnson company would withdraw any right that they would have to the bid. Mr. Remelmeyer indicated his reservations in this regard, but acknowledged that there would otherwise not be any Federal funding. Mr. Larry Hunter, representing Grissom & Johnson, Inc., 3041 Garfield Avenue, Costa Mesa, stated that their desire is to abide by the City's wishes; they will, therefore, simply withdraw their bid and relinquish any future claim to being named low bidder.

MOTION: Councilman Brewster moved to concur with the City Traffic Engineer's recommendations #2 through #5, amending recommendation #1, as earlier stated, per addendum memorandum of September 5, 1972. The motion was seconded by Councilman Sciarrotta, and roll call vote proved unanimously favorable (Absent: Councilmen Surber, Uerkwitz).

Councilman Armstrong expressed appreciation to the Grissom and Johnson firm for their assistance in this difficult situation.

Introduction of Mr. Doug Richter, State Division of Highways, by City Traffic Engineer Horkay followed, with acknowledgment of Mr. Richter's invaluable assistance to the City in this matter.

The hour of 6:00 P.M. having passed, the Council proceeded with the public hearing items.

HEARINGS - PLANNING AND ZONING:

21. V72-9, WEST COAST PHARMACEUTICALS (Al Green, President).  
Request for a variance from the provisions of the C-3 zone to permit the construction and operation of a board-and-care facility for senior citizens on property located at the north side of Torrance Boulevard, approximately 400 feet east of Amie Avenue.

RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the subject public hearing.

It was noted by Planning Director Shartle that there is the further consideration of PP '72-12 (also denied by the Planning Commission) in this matter and that the proponent has failed to appeal this within the appeal period -- in the event V72-9 is granted by the Council, the applicant would be required to go back and file another Precise Plan.

Mayor Miller invited the proponent to speak at this time. Mr. Carl Talley, 6941 West 85th Street, Los Angeles, vice president, West Coast Pharmaceuticals, generally reiterated his Planning Commission presentation relative to the development difficulties of the subject property and the "hotel living for retired senior citizens" type of development now proposed, for which there is tremendous need.

Questioned by Councilman Wilson was the evidence of hardship, as required for a variance -- Mr. Talley indicated that there is sufficient hardship represented by the present C-3 zoning and the small size of the property does not attract proper C-3 development. It was also indicated by Mr. Talley that a zone change might have been the wisest course. Councilman Armstrong indicated his concern regarding a possible change of ownership and problems that might result.

Mayor Miller pointed out that, call you what you will, it's a residential use on a major thoroughfare; it has been the philosophy of the Council to maintain a certain integrity of the property along major thoroughfares. The Mayor acknowledged the need for this type of operation but deemed this an inappropriate location.

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

MOTION: Councilman Sciarrotta moved that V 72-9 be DENIED. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable, "yes" being for DENIAL. (Absent: Councilmen Surber, Uerkwitz).

Considered together:

22. V 72-10, JIMMIE CAPELLINO. Request for a variance from the provisions of the C-R zone to permit the construction of a 4-story office building on the northwest corner of 185th Street and Crenshaw Boulevard.  
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

HEARING ON APPEAL - PLANNING AND ZONING:

28. PP 72-13, JIMMIE CAPELLINO. Appeal of the Planning Commission denial of a Precise Plan to construct a four-story office building with penthouse on the northwest corner of 185th Street and Crenshaw Boulevard.

Affidavits of Publication for both items 22 and 28 were presented by Deputy City Clerk Moss, and they were ordered filed, there being no objection.

Mayor Miller announced that this is the time and place for the public hearing on V 72-10 and PP 72-13.

Clarification was provided by Planning Director Shartle, including the past history of this area and what is now proposed.

Council discussion was directed to procedures -- variance vs. zone change -- it was noted by Councilman Brewster that zone change considerations would not stop on this one parcel, a "bag of worms" could result, and suggested that there should perhaps be a zone change study for the entire area on the west side of Crenshaw at this location. Concurrence was expressed by Councilman Wilson who further noted that the Crenshaw School is to be eliminated; the area is indeed worthy of examination.

It was the comment of Councilman Armstrong that he has no particular objections to the proposed development -- if there is indeed a problem at this location it dates back to the approval of a gas station at the corner which represented a sort of contamination. It might be well, in Mr. Armstrong's opinion, to indulge in piecemeal study in this case, acknowledging the merits of Councilman Brewster's suggestion.

It was the further observation of Councilman Brewster that the street pattern is his primary concern -- the homeowners' point that the traffic not be mixed is a very valid one -- and this should be resolved, if nothing more.

Speaking at this time, Attorney William McCabe, 17777 Crenshaw Boulevard, first advised, at Mayor Miller's question, that the proposed building will be 50 ft. high -- Mr. McCabe also furnished a revised plot plan, and clarified their desire to extend the frontage road north into their property, and it is not proposed to put any cars back where the homes are. It was noted by Mr. McCabe that there was no objection to the change of zone procedure; however, it was the recommendation of Staff that the variance and precise plan procedure would be the proper procedure. Also pointed out by Mr. McCabe was the excellent experience enjoyed by him with three other office buildings in this area.

Councilman Armstrong commented on the absence of neighborhood opposition to the development itself -- the residents appear to be much more concerned about the fact that the parkway strip in this area has been so poorly maintained. Mr. McCabe indicated his understanding that such maintenance would be mandatory.

Mr. William Largent advised that he had canvassed the neighborhood regarding this matter, and affirmed that the poorly maintained landscaping, and traffic on the side streets, are the major concerns of the residents.

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

The Council reviewed the proposed ingress-egress arrangements -- it was the opinion of Traffic Engineer Horkay that a desirable design for traffic could be achieved; approval could be subject to review by him.

The following action resulted:

MOTION: Councilman Sciarrotta moved to approve V 72-10 and PP 72-13, subject to Staff conditions, approval by City Traffic Engineer, and per plans labelled "Exhibit A". The motion was seconded by Councilman Wilson.

It was clarified by Building and Safety Director McKinnon, prior to roll call vote, that the subject proposed building is a five story building (instead of four) in that there are four floors and a penthouse which must count as a story.

Councilman Armstrong reiterated his reservations as to the propriety of a variance in this case and the possible absence of criteria for granting same -- a delay for revised presentation was suggested by Mr. Armstrong. Mr. McCabe indicated present time pressures.

The motion carried, with roll call vote as follows:

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

Comments at the time of their "no" votes: Councilman Armstrong stated that he is in favor of the development but must so vote; Councilman Brewster stated that there are too many imponderables for him; he is not opposed to nor does not mean to prejudice the development, however.-- he would prefer an amended application for a zone change.

It was noted by City Attorney Remelmeyer that absentee Councilmen Surber and Uerkwitz would be required to listen to the tape and read the minutes, as is the custom, in order to vote on the resolution in this matter.

Councilman Brewster requested Planning Commission and Traffic Commission review the street pattern, access problems, and the zoning of the subject area. There were no objections, and it was so ordered.

PLANNING AND ZONING MATTERS:

23. PROPOSED OPENING OF 236TH PLACE TO ARLINGTON.

Traffic and Lighting Department recommendations were specifically itemized by Mayor Miller, following which he invited discussion from the audience.

Mr. Jim VanWay, 2071 West 236th Place, was not in agreement with the Traffic and Lighting Department findings; there is not sufficient rationale for the recommended opening of the street.

A resident (name unintelligible) at 2055 - 236th Place stated that the present street pattern is most satisfactory -- why change it?

Mr. Rich Cornwall, 2070 236th Place, stated that a major concern is the fact that the adjacent apartment building would create additional parking problems were the street opened -- it being the nature of apartments that there are many transient parkers, and there will be an inevitable increase in traffic. It was Mr. Cornwall's request that the street remain closed.

Next to speak was Mr. Ray Lloyd, 2075 - 236th Place, who stated that he had recently contacted some 16 families whose desires are unchanged; they want the street to remain closed. The absence of knowledge and clarification in this matter was of concern to these residents, according to Mr. Lloyd.

Mr. Walter Rigsby, 2044 West 236th Place, indicated a need for clarification to the residents as to what is actually proposed in regard to the street -- it was his opinion that if the street is opened, the entire street should be opened, not just half a street. Mrs. Raymond Lloyd, 2075 West 236th Place, joined in pointing out the confusion surrounding this matter, the lack of notification, and overall misunderstanding. Clarification, hopefully, was provided by Mayor Miller and Planning Director Shartle.

Mr. Joe Duran, 2107 West 236th, stated that he is opposed to opening the street -- the present cul-de-sac arrangement is what prompted the purchase of his home at this location. Likewise opposed to the street opening was Mr. Lee Azuni, 2063 West 236th Place, who noted past satisfactory arrangements for a cul-de-sac, as well as the safety record to date.

In favor of opening the street, Mrs. Marilyn Rigsby, 2044 West 236th Place, noted the present annoying motorbike traffic on the street, the general inconvenience in having to travel around the street to go to the shopping center, etc.

Mrs. Audrey Popp, 2054 West 236th Place, surveyed the eastern end of the street, <sup>residents</sup> and the consensus was that the street not be opened.

The president of SETHA, Mr. Orin P. Johnson, noted the previous Board stand favoring the cul-de-sac -- a stand apparently supported by the residents at this time; the Council should honor the desire of the majority of the people.

There being no further speakers in the audience, Council discussion was invited by the Mayor.

Councilman Brewster reiterated his previously expressed position -- that there should be an elbow to the south, an already established pattern in the area, and an arrangement which would give a reasonable compromise for all those interested and concerned. The mechanics of such elbowing were described by Planning Director Shartle.

The hazard to public safety represented by 1340 ft. of cul-de-sac was stressed by Councilman Armstrong, acknowledging the sincere feelings of the concerned residents -- this Council does not have that kind of moral power to approve such a cul-de-sac in violation of every principle of public safety, and there are a variety of alternatives.

Like concern was expressed by Mayor Miller, who also noted the precedent setting aspect of permitting such a lengthy cul-de-sac and the long range overall effect on the Southeast Torrance area.

Councilman Wilson stated that he would not favor maintaining the cul-de-sac -- a logical master plan has been laid out and should be adhered to. Dr. Wilson indicated interest in obtaining additional information as to the cost of elbowing the street.

Pointed out by Councilman Brewster was the fact the master plan could not be changed at this time, and that it would be necessary that it be put to public hearing for consideration of changing it to the elbow or a cul-de-sac, if such be desired.

General discussion resumed as to the pros and cons of a through street -- Mayor Miller offered the following MOTION: That the Master Plan be maintained, and that the subject street go through. The motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was made by Councilman Brewster: That the Council set to public hearing a change in the Master Plan on 236th Place for an elbow at an undesignated point to the south.

Discussion resumed regarding the merits of the elbow; it was confirmed that consideration of the elbow would not delay the proposed building on this street.

The substitute motion was seconded by Councilman Armstrong.

It was then indicated by Mayor Miller, in the interest of being completely fair in this matter, that he would withdraw his earlier motion, with the understanding that the street must go one way or the other. Further, Councilman Brewster's motion would permit time for a cost breakdown, plan feasibility studies, etc.

The substitute motion thereupon became the main motion, and roll call vote proved unanimously favorable. (Absent: Councilmen Surber, Uerkwitz).

Councilman Wilson stated that his "yes" vote was based on the understanding that there would be sufficient data on the cost of the elbow. Mayor Miller stated that his "yes" vote does not necessarily mean he is for an elbow, but <sup>he</sup> is interested in a fair consideration of the recommendation.

It was noted by City Engineer Weaver, at a question from the audience, that the builder of the new homes in this area will have temporary access off Arlington Avenue.

# # #

The hour being 7:45 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 (Absent: Councilmen Surber, Uerkwitz).

The Council returned to its agenda at 7:46 P.M.

# # #

ORAL COMMUNICATIONS:

42. Councilman Armstrong referred to the Goals Statement accepted by the Council on August 22nd and the subsequent discovery of certain inconsistencies, and requested that the Goals Statement be referred to the City Manager and Staff for review, with the instruction that any inconsistencies with current Council policy be noted, along with additional comments and recommendations from Staff -- to be returned to the Council at the earliest possible date.

43. The need for further inspection of the Beech Avenue puddles was noted by Councilman Sciarrotta -- the tar did not rectify the situation.

44. Commendation of the Los Angeles Times for the creation of a Centinela-South Bay section in a weekday edition, in addition to the Sunday section, was recommended by Councilman Wilson.

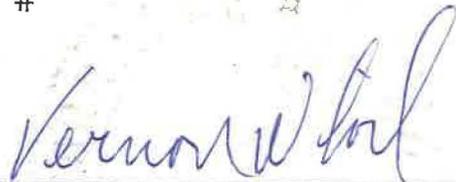
45. The Staff recommendation relative to the drainage at 178th and Glenburn, and the \$1000 cost for an additional drain, was referred to the Public Works Committee by Councilman Wilson.

46. Councilman Wilson requested Torrance Beautiful Commission review of Artesia Boulevard from Western Avenue to Hawthorne Boulevard where the median strip has been blacktopped -- possible means of beautification to alleviate this bareness should be studied.

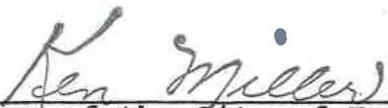
47. Congratuations to City Treasurer Rupert were extended by Mayor Miller -- Mr. Rupert's many achievements as president of the Municipal Treasurer's Association were recently recognized in a formal ceremony by this Association, accompanied by the August 4, 1972 Congressional Record article likewise commending the illustrious Mr. Rupert.

The meeting was regularly adjourned at 7:50 P.M.

# # #



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



Mayor of the City of Torrance