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Ava Cripe
Minute Secretary

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Adjourned at 9:30 P.M.

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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, November 21, 1972, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, 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:

The new Youth Council Chairman, Miss Mary Stadler, led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was given by Reverend Elmer E. Christiansen, Christ the King Lutheran Church.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved to approve the minutes of October 31, 1972, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS.Finance Committee:

Met this date; report will be on November 28th agenda.

Public Works Committee:

Met this date on the continuing consideration of the new City Hall dedication -- next meeting will be December 5th at 4:30 P.M.

Ad Hoc Committee on Commissions and Committees:

Will meet on November 22nd.

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City Manager Ferraro advised at this point that it is necessary for Staff to request an Executive Session for the purpose of discussing hours, wages, and working conditions some time this evening.

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PRESENTATION:

9. PRESENTATION OF \$750 to the City of Torrance from the Herma Tillim Senior Citizens for purchase of air conditioning at the Tillim Center.

Introduction of Mrs. Catherine Moran was made by Director of Recreation Van Bellehem, followed by grateful acceptance of \$750 from the Herma Tillim Senior Citizens for the above noted use.

MOTION: Councilman Brewster moved to gratefully accept this gift from the Herma Tillim Senior Citizens. The motion was seconded by Councilman Sciarrotta; roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

10. EXTENSION OF 223RD STREET.

RECOMMENDATION OF PUBLIC WORKS COMMITTEE:

That the possibility of extending 223rd Street to Madrona Avenue and its resulting placement in the City's Master Plan of Streets and Highways be referred to the Planning Commission for study, hearings, and recommendation to the Council. It is further RECOMMENDED that the Planning Commission may call upon the Traffic Commission for advice.

MOTION: Councilman Brewster moved to concur with the above recommendation of the Public Works Committee, and his motion was seconded by Councilman Surber.

Councilman Armstrong offered the following prepared comments:

"With regard to the 223rd Street proposal, I am informed that the Navy Department has announced that approximately 1.8 acres of the Torrance Annex of the Naval Supply Depot has been reported to the General Services Administration as in excess of the Navy's need.

"This piece, along the southerly boundary, includes railroad spur and track.

"The Navy has indicated the excess is to be disposed of because -- and I quote -- '....It is necessary to conform to a plan that the City of Torrance, California, is undertaking to resolve rapidly increasing traffic problems in the general vicinity of the (Naval) Annex.'

"The Navy report adds that their report of excess land to the G.S.A. should be conditioned on conveyance of the subject parcel to the City of Torrance.

"Frankly, the acquisition of the entire Navy site for public use is the most important project to which I am committed in the long range. I know we're all interested in any new development on that question.

"Both Congressman Anderson and Congressman Wilson have been alerted to our interests and concerns not only in this matter of the southerly boundary portion, but in the larger matter of acquiring the entire site.

"This information on the Navy's plan ought to be made available to the Traffic Commission in its deliberations."

Legislative Advocate Rupert elaborated on the negotiations in this matter, and advised that the price has been reduced to \$22,335.00 because of the public use aspect, which aspect might result in the waiving of cost altogether.

Mr. Rupert further noted that there are certain conditions, for Traffic Commission review: (1) That the City not be required to relocate existing lighting standards and fencing in the area; and (2) That the City will have to provide new spur track connections.

Pointed out by Councilman Sciarrotta was the interest of the Finance Committee in the funding of such an undertaking -- such funds will be sought at the appropriate time.

Councilman Wilson commended Councilman Sciarrotta for spearheading this matter in what appears to be a real "gold mine" in the division of east/west traffic flow -- Dr. Wilson urged that this be expedited for the reason that there is now vacant land which can be used, rather than waiting too long and being faced with condemning property.

Roll call vote on the motion to concur with the recommendations of the Public Works Committee was unanimously favorable.

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REAL PROPERTY:

11. PAT SIMMONS GOLF COMPANY, INC. request for Commercial Hangar Site.

RECOMMENDATION OF AIRPORT MANAGER/AIRPORT COMMISSION/ANTS:

That the matter of Pat Simmons Golf Company application for a 60' x 100' hangar site be held pending the results of the Master Plan and that meanwhile the Airport Negotiating Team assist Mr. Simmons in any way it can to satisfy his needs on an interim basis.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

12. TRANSPORTATION COMMITTEE RECOMMENDATIONS RE: NEGOTIATIONS ON JEFFERSON LEASE #6. (Per communication of 11-14-72)

Committee recommendations were noted; Mayor Miller then invited comments.

Mr. Al Levitt noted the continuing difference of opinions as to the actual value of the land, in spite of the concentrated efforts to resolve this matter. Mr. Levitt then suggested that an appraiser be hired to settle the conflicting findings. Council discussion was directed to the possible merits of this suggestion.

Councilman Surber, as chairman of the Transportation Committee, stated his opinion that the Committee-hearing aspect of this matter has been exhausted. Mr. Surber added that he personally would have no objection to review by a third party, if this were the desire of the Council.

The extensive Committee review was also reported by Councilman Uerkwitz, it being his opinion that an appraiser would have been appropriate several years ago, but not at this time.

The considerable amount of time expended in an attempt to reach a reasonable figure was described by City Attorney Remelmeyer -- he can see no advantage to the City in hiring an appraiser at this point in time.

Noted by Councilman Brewster was the low value now assigned to the subject land, along with the fact that the value of the land is partially in control of Mr. Levitt at the present time in that he controls the "window" on Crenshaw Boulevard, and it can be made very valuable, or otherwise, with such frontage control.

Mr. Levitt returned to reiterate that there is nothing to be lost by bringing in an outside party to check the value. Mayor Miller then inquired of Mr. Levitt if he would be bound by such an appraisal -- Mr. Levitt responded, "no; I don't think either one of us should be," followed by his overall analysis of appraisals, wide fluctuations of value, etc.

It was the consensus of the Council, following extensive discussion, that the hiring of an appraiser would contribute little to the alleviation of the stalemate now faced.

The following action resulted:

MOTION: Councilman Surber moved to concur with the recommendation of the Transportation Committee, with the option of having an outside appraiser brought in to appraise the value of the subject property. The motion died for lack of a second.

MOTION: Councilman Uerkwitz moved to concur with the findings of the Council Transportation Committee, as outlined in their communication of November 14th. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

Comments were as follows, at the time of voting:

Mayor Miller noted that the City has been wrestling with this matter for years -- it is now down to a decision as to what is to be done with this property, and Mr. Levitt has the option of returning the property to the City if he feels he is being treated unfairly.

The considerable thought and deliberation in this matter by the Transportation Committee was acknowledged by Councilman Sciarrotta, and the unanimous approval of its three members is a factor in his "yes" vote.

Councilman Surber stated that his vote is an affirmative one, and he certainly is in concurrence with the report -- however, in the long run, it might have been wise to go along with the outside appraiser aspect. Mayor Miller added that he would have considered the appraiser, but in view of the fact that neither Mr. Levitt or the City desires that his report be binding, such procedure is without value.

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13. TORRANCE MOUNTED POSSE APPLICATION for a multi-purpose community Recreation Center in the northside industrial area.

RECOMMENDATION OF AIRPORT MANAGER/AIRPORT COMMISSION:

That the Torrance Mounted Posse application be referred to the Master Plan study process for consideration as an alternative use, among others, for any property which may be designated as a result of the Master Plan study for recreation and cultural purposes.

MOTION: Councilman Armstrong moved to concur with the above recommendation. His motion was seconded by Councilman Surber; roll call vote was unanimously favorable.

14. RESOLUTIONS authorizing FAA Agreement for the release of the proposed Rolling Hills Nursery (Akiyama) Lease Area.

RESOLUTION NO. 72-229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AGREEING TO DEVOTE NET PROCEEDS DERIVED FROM FAIR RENTAL VALUE AND/OR SALE OR DISPOSAL OF CERTAIN AIRPORT LAND NOT USED FOR AIRPORT PURPOSES FOR OPERATION, MAINTENANCE AND DEVELOPMENT OF THE TORRANCE MUNICIPAL AIRPORT; AND AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT BY AND BETWEEN THE CITY AND THE FEDERAL AVIATION ADMINISTRATION TO THIS EFFECT.

Councilman Wilson moved for the adoption of Resolution No. 72-229. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

RESOLUTION NO. 72-230

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE FOURTH AMENDMENT TO AIRPORT LEASE AND THE FOURTH AMENDMENT TO AIRPORT AGRICULTURAL LEASE BETWEEN THE CITY OF TORRANCE AND ROLLING HILLS NURSERY, INC.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-230. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

15. RESOLUTION authorizing Fourth Amendment to E.E. Wilson Lease.

RESOLUTION NO. 72-231

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE FOURTH AMENDMENT TO THE E.E. WILSON LEASE DATED NOVEMBER 21, 1972.

Councilman Surber moved for the adoption of Resolution No. 72-231; his motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

TRAFFIC AND LIGHTING:

16. TEMPORARY NO PARKING on Hawthorne Boulevard between 182nd Street and Torrance Boulevard.

RECOMMENDATION OF TRAFFIC COMMISSION/TRAFFIC AND LIGHTING/
AND POLICE DEPARTMENT:

That the City Council approve the installation of NO STOPPING ANYTIME - TOW-AWAY restrictions on both sides of Hawthorne Boulevard between 182nd Street and Torrance Boulevard from Thanksgiving Day until January 1, 1973.

MOTION: Councilman Wilson moved to concur with the above recommendation, and his motion was seconded by Councilman Surber.

Mayor Miller invited comments from the audience, prior to roll call vote on the above motion.

Mr. Marvin Lazar, Del Amo Dodge, confirmed the effective dates, and questioned the procedure relative to sign review for dealer temporary parking signs for the automobile dealers in this area. Mayor Miller directed City Manager Ferraro to work this out with the affected parties.

A telephone call from Mr. Scott Robinson noting that his absence at this meeting does not indicate acceptance by him was reported by City Traffic Engineer Horkey -- Mr. Robinson, however, indicated his willingness to cooperate.

Mrs. Betty Gould, 18408 Hawthorne Boulevard, recommended removal of all on-street parking on Hawthorne Boulevard -- as owners of property on this street, they have difficulty selling same because of the congestion, trash, etc.

In disagreement with the above speaker, Mr. William Zappas stated that opening a 4th lane will only present further problems when fast-moving traffic must slow down to turn into the driveways; there simply is not enough room to safely maneuver such a turn. These problems have been created by the shopping centers, according to Mr. Zappas -- the Council should put a moratorium on these centers, as it did with apartments.

Mr. Gould joined his wife in urging "no parking" on Hawthorne Boulevard and reiterated the problems encountered in trying to sell their property, and the unauthorized use thereof.

Roll call vote on the above motion to concur with the recommendation proved unanimously favorable.

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17. RESOLUTION re: railroad crossing protection. (Carson at Border)

RESOLUTION NO. 72-232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THAT A REQUEST FOR ALLOCATION OF FUNDS BE SUBMITTED TO THE PUBLIC UTILITIES COMMISSION TO REIMBURSE THE CITY FROM THE CROSSING PROTECTION FUND FOR ONE-HALF OF ITS ACTUAL COST OF UPGRADING CROSSING PROTECTION AT THE CARSON STREET CROSSING OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY TRACK DESIGNATED AS CROSSING NO. BBG-501.06.

Councilman Surber moved for the adoption of Resolution No. 72-232. His motion was seconded by Councilman Uerkwitz; roll call vote was unanimously favorable.

18. RESOLUTION re: railroad crossing protection. (Carson at Plaza del Amo).

RESOLUTION NO. 72-233

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THAT A REQUEST FOR ALLOCATION OF FUNDS BE SUBMITTED TO THE PUBLIC UTILITIES COMMISSION TO REIMBURSE THE CITY FROM THE CROSSING PROTECTION FUND FOR ONE-HALF OF ITS ACTUAL COST OF UPGRADING CROSSING PROTECTION AT THE CARSON STREET CROSSING OF THE SANTA FE RAILWAY COMPANY TRACKS DESIGNATED AS CROSSING NO. 2H-21.6.

Councilman Wilson moved for the adoption of Resolution No. 72-233. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was the recommendation of Councilman Uerkwitz that Staff pursue an arrangement whereby the railroads would assume the major portion of the cost involved in the proposed overpasses.

FISCAL MATTERS:

19. ORDINANCE re: Bicycle License Registration.

ORDINANCE NO. 2369

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 30 TO DIVISION 2 OF THE TORRANCE MUNICIPAL CODE CREATING A "BICYCLE TRANSPORTATION FUND" AND AMENDING ARTICLE 2, CHAPTER 3, DIVISION 6, CONCERNING BICYCLE LICENSE REGISTRATION.

Councilman Uerkwitz moved for the approval of Ordinance No. 2369 at its first reading. His motion was seconded by Councilman Sciarrotta.

Audience participation was invited by Mayor Miller, and the first speaker was Mr. Robert Schmidt, 22715 Susana Avenue, who spoke against

the proposed ordinance for the following reasons: this legislation will develop recreational facilities primarily used by young adults and adults, at the expense of young children; there is an existing Countywide pool to check stolen bicycles; there is a need for an advertising campaign in the area of public relations for bicycle owners, and Mr. Schmidt urged Council reconsideration regarding Ordinance No. 2369.

The chairman of the Bicycle Study Committee, Mrs. Meri Jo McMullen, urged passage of the subject ordinance -- this ordinance has a dual purpose: (1) To provide for the registration of bicycles on a statewide basis in order that stolen bicycles can be recovered; and (2) to make it possible to earmark funds for a bicycle trail system.

Roll call vote on the motion to approve Ordinance No. 2369 was unanimously favorable.

The outstanding efforts of the Bicycle Study Committee were specifically commended by Councilmen Sciarrotta and Surber. Mr. Surber also indicated certain reservations in connection with the ordinance, but the good outweighs the bad, if only the fact that it will contribute towards the building of a bike path which will result in safer bike riding for all.

AIRPORT MATTERS:

20. JO WOODLEY dba AIRPORT INVESTMENT COMPANY LEASE.

Held for one week.

21. AIRPORT FUELING POLICY - AMENDMENT OF CONDITIONS REGARDING MOBILE FUELING CONCESSIONS.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Airport Commission and Airport Department re: Amendment to Airport Fueling Policy, as defined in November 16, 1972 communication. The motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

22. AIRPORT POLICY STATEMENT - Reimbursement for Out-of-Pocket Costs for Lease Changes.

RECOMMENDATION OF AIRPORT COMMISSION/AIRPORT DEPARTMENT:

That Council approve adoption of the following policy statement:

"When at the pleasure of any proponent, it becomes necessary to alter, amend, change, or otherwise negotiate changes to an existing lease, the out-of-pocket costs incurred by the City to effect such changes shall be borne by the proponent, and said costs be reimbursed to the Airport fund."

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Airport Commission/Department. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

COMMUNITY AFFAIRS:23. CITY/SCHOOL CHILDREN'S ART EXHIBIT.RECOMMENDATION OF PARK, RECREATION, AND COMMUNITY DEVELOPMENT

COMMITTEE: That the Council endorse the program "Community Commitment: Torrance Children and Art - City/School Cooperation". Further, that the Council allocate \$250.00 from the General Fund to cover the expenses of this exhibit.

MOTION: Councilman Wilson moved to concur with the above recommendation of the Park, Recreation, and Community Development Committee. The motion was seconded by Councilman Sciarrotta; roll call vote was unanimously favorable.

LEGISLATIVE MATTERS:

24. Resolution urging the State Legislature to provide more efficient means of presenting ballot issues to the public and to take the responsibility of enacting some of these measures through legislative action.

Suggested Amendments to the subject resolution by Councilman Brewster were deemed of merit, and it was agreed that the resolution be referred back for incorporation of same.

It was the request of Councilman Surber that study also be directed to the fact that statements without basis were made by Secretary of State Brown which influenced many votes. It was the comment of Councilman Brewster that this type of "political truth in lending law" should apply to all.

SECOND READING ORDINANCES:25. ORDINANCE NO. 2368.ORDINANCE NO. 2368

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.51.1 AND SECTION 17.54.5 OF PART V, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO REVISE WAGES, HOURS, AND WORKING CONDITIONS OF CERTAIN EMPLOYEES COVERED THEREIN.

Councilman Sciarrotta moved for the adoption of Ordinance No. 2368 at its second and final reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:26. ORDINANCE re: ZC 72-17, Pete S. Zamperini.ORDINANCE NO. 2370

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 NORTHEAST CORNER OF HICKORY AVENUE AND SONOMA STREET, AND DESCRIBED IN ZONE CHANGE 72-17.

(Pete S. Zamperini)

Councilman Wilson moved for the approval of Ordinance No. 2370 at its first reading. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

27. ORDINANCE re: ZC 72-16, Equity Real Properties.

ORDINANCE NO. 2371

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 AT THE NORTHEAST CORNER OF 173RD STREET AND ROSLIN AVENUE, AND DESCRIBED IN ZONE CHANGE 72-16.

(Equity Real Properties)

Councilman Uerkwitz moved for the approval of Ordinance No. 2371 at its first reading. His motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, Attorney William McCabe, 17777 Crenshaw Boulevard, representing the property owners, noted past Council action involving the subject property -- ZC 72-9; CUP 72-30; and D72-52 -- whereby there was Council approval prior to any requirements for Environmental Impact Statements. It is, therefore, Mr. McCabe's request, at this mid-development point, that the earlier approved cases likewise reflect the finding that they were "in conformance with the Conservation Element of the General Plan, and, therefore, no Environmental Impact Report is necessary."

The present procedure, with the Planning Director designated as the "Controller of the Environment" to review projects currently in process and to make necessary determinations in this regard, was noted. This is a procedure which may be followed by Mr. McCabe at this time, and was so recommended by the Council who deemed it a consideration apart from the matter now before them.

Mr. Jim Ingersoll, Equity Real Properties, was also present to reiterate the problems above described.

Roll call vote on the motion to approve Ordinance No. 2371 was unanimously favorable.

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The hour being 7:30 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.

11.

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The Council returned at 7:31 P.M. at which time Councilman Sciarrotta moved to recess for the purpose of an Executive Session regarding wages, hours, and working conditions. City Attorney Remelmeyer, at City Manager Ferraro's request, confirmed that such was in order. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

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On resumption of the meeting at 8:00 P.M., the Council returned to its regular agenda order:

PLANNING AND ZONING HEARINGS:

Considered together:

28. CUP 72-28, MOBIL OIL CORPORATION. Appeal of denial by the Planning Commission of a Conditional Use Permit to allow the construction of an automatic car wash and retail gasoline sales facility on the southeast corner of Carson Street and Madrona Avenue.
29. ZC 72-15, MOBIL OIL CORPORATION. Change of zone from C-2 to C-3 on property located at the southeast corner of Carson Street and Madrona Avenue.
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.
RECOMMENDED FOR APPROVAL BY THE PLANNING DEPARTMENT.

Affidavits of Publication for agenda items #28 and #29 were presented by City Clerk Coil, and were ordered filed, there being no objection.

Mayor Miller announced that he would abstain in the subject considerations for the reason that the property owner involved is an employee of his company -- the Mayor then departed from the Council Chambers, and leadership of the meeting was assumed by Mayor Pro Tem Uerkwitz.

Acting Mayor Uerkwitz noted that this is the time and place for the subject public hearings, and invited those desiring to speak to come forward at this time.

Mr. Mike Shea, Real Estate Representative for Mobil Oil Corporation, 9901 South Paramount Drive, Downey, first displayed a model of the proposed development, and then described how it is proposed to operate this business; such operation, in his opinion, will greatly upgrade the area. Also described by Mr. Shea were recent changes, since original application, in building design and materials used, and efforts to improve compatibility with the surrounding uses, including efforts to see that any sound does not exceed the ambient level.

It was further reported by Mr. Shea that those residents who had signed the petition of protest had been contacted and were provided with appropriate clarification pertaining to their concerns. Mr. Shea then presented a petition of approval bearing 32 signatures of people who have seen the plans and know the facts, all living within 300 ft. of the subject property.

Mr. James Hinton, 3305 Carson Street, stated that he had circulated the above referred to protest petition, read the wording thereof, and reaffirmed their concern for the proposed zone change on the basis that it would eliminate any residential development. Of further concern is the potential hazard to children because of the ingress and egress arrangements, according to Mr. Hinton, along with the noise, fumes, and pollution which will be created.

Next to speak was Mrs. Lillian Hinton, 3305 Carson Street, who deemed the existing station a substandard one, and who feels that the proposed car wash will be intolerable, particularly where noise is concerned.

Mr. Bill Evans, real estate broker representing the owner of the 30 ft. on the end of the subject property, pointed out the development problems faced with this property unless Mobil Oil can utilize it, and the need for relief from these problems.

There being no one else who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote. (Mayor Miller abstaining).

The noise aspect was of considerable concern to the Council, and a lengthy discussion ensued; stressed was the need for assurance that the noise factor would not be detrimental to the neighborhood. Delay of this matter to permit Staff inspection of a like installation in Chicago, at Mobil Oil's expense, or otherwise provide Staff with necessary evidence regarding the noise aspect, was ultimately recommended by the Council.

The following formal action resulted:

MOTION: Councilman Sciarrotta moved that agenda items #28 and #29 be continued for up to 60 days. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable, with Mayor Miller abstaining.

It was Councilman Brewster's comment that whatever is done to demonstrate to the City that this is a workable concept not be done at City expense.

City Manager Ferraro noted pending new guidelines pertaining to the requirement of Environmental Impact Studies; the above action returning this matter in 60 days would be affected -- direction was requested.

MOTION: Councilman Armstrong moved that an Environmental Impact Statement be required in this case. The motion was seconded by Councilman Sciarrotta; there were no objections, and it was so ordered.

Mayor Miller now returned to the Council Chambers.

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13.

City Council
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ROUTINE MATTERS:30. EXPENDITURES OVER \$300.RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$606.90 to Kent Agency-Hubaseal Products for one only heavy-duty Kent commercial vacuum cleaner (used) complete with 16-gallon stainless steel tank for wet and dry vacuuming, as requested by the Custodial Department to supplement existing equipment at Civic Center Library.
2. \$525.00 to Warner Bros, Inc. for purchase of one only film entitled "The Nutcracker" as requested by the City Librarian for use at the Civic Center Library.
3. \$4225.57 to Campbell & Hall for 499 adult books and 38 juvenile books.
4. \$1657.95 to H.W. Wilson Company for 61 adult books.
5. \$1000.00 to NMC Record Company for miscellaneous stereo records.
6. \$1123.79 to Bellview Furniture Manufacturing Company for five double-face book display tables and two benches as requested by the City Librarian to match existing furniture.
7. \$420.00 to Eccolite Company for 400 - 12" fluorescent traffic cones as requested by the Traffic & Lighting Department for stock and replacements.
8. \$861.00 to Graybar Electric Company for 25 incandescent multiplier fixtures requested by the Traffic & Lighting Department to upgrade lighting at the Civic Center Library.
9. \$309.75 to Bishop Company for one only Ackley power air saw as requested by the Park Department as a replacement.
10. \$601.76 to Torrance Auto Body for repairs to 1972 Police Vehicle #7015 as requested by the City Garage.
11. \$390.50 to Ernst Dorn for one only Atlas poster holding rack as requested by the Recreation Department for use in their Arts and Crafts classes.
12. \$777.00 to Johnson Stationers for 80 Virco stacking chairs as requested by the Recreation Department as replacements.
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 practice range.

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14. \$388.50 to Blinker Lite Supply for 50 flasher lights for barricades as requested by the Street Department for replacements.
15. \$486.85 to Needham Book Finders for the purchase of 138 adult books.
16. \$511.25 to Superintendent of Documents - Government Printing Office for copies of 112 different numerically identified U.S. Reports.
17. \$2000.00 to Films, Inc. for the purchase of a film series of 10 films entitled "Man the Creator" as requested by the City Librarian as part of the City's continuing film program conducted by the City Library Department.
- B. REIMBURSABLE ITEM:
18. \$454.65 to Hersey Products for one only 6" Hersey detector check meter as requested by the Water Department for installation at the Peppy's Restaurant service.. Payment has already been received.
31. RENEWAL OF CONTRACT on L.A. County "Cooperative Purchase Program" re: Traffic Signals and Related Hardware (Reference L.A. County Agreement #30756) (Anticipated Annual Expenditure - \$8,000.00)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve renewing our annual contract for another year with the Automatic Signal Division of L.F.E. Corporation with prices essentially remaining "unchanged" for another year. Our anticipated annual expenditure will be \$8,000.00.

32. RENEWAL OF ANNUAL CONTRACT - L.A. County "Cooperative Purchase Program" for Automotive Air, Fuel and Oil Filters. Re: Filter Supply Company. (Annual Expenditure - \$2,000.00)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve renewing of our annual contract with Filter Supply Company for another year "unchanged", in accordance with L.A. County's renewal of their Agreement #29075. Anticipated annual expenditure will be \$2,000.00.

33. TORRANCE DRIVE-IN THEATRE CORPORATION EASEMENT FOR WIDENING TORRANCE BOULEVARD.

RECOMMENDATION OF CITY ENGINEER:

That the City Council approve the acceptance of the subject easement with the conditions thereof.

34. NOTICE OF COMPLETION - Water Main in Sepulveda Boulevard (Job #72158) Between Maple Avenue and Hickory Avenue

RECOMMENDATION OF CITY ENGINEER/WATER SYSTEM MANAGER:

That the work be accepted and final payment be made to the contractor, Pipeline Constructors, Inc.

35. CARSON STREET IMPROVEMENT - CRENSHAW BOULEVARD TO WESTERN AVENUE.RECOMMENDATION OF CITY ENGINEER:

That Council approve Change Order #1.

FINANCE DEPARTMENT NOTE:

Appropriations, to date, are adequate to cover this change order.

36. CLAIM of Albert B. Daniels for property and personal damages.RECOMMENDATION OF CITY CLERK:

That the above claim be DENIED and referred to the City Attorney. The insurance carrier concurs with the above action.

37. CLAIM of Ardella Tibby for property damages.RECOMMENDATION OF CITY CLERK:

That the above claim be DENIED and referred to the City Attorney. The insurance carrier concurs with the above action.

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #30, 31, 32, 33, 34, 35, 36, and #37. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

ADDENDA ITEMS:38. SOILS TESTING SERVICES FOR MEADOW PARK REDEVELOPMENT PROJECT.RECOMMENDATION OF CITY ENGINEER:

That completed professional services be accepted and final payment be made to Advanced Foundations Engineering, Inc.

MOTION: Councilman Armstrong moved to concur with the above recommendation. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

39. RESOLUTION RE: EXECUTIVE AND PERSONNEL SESSIONS.RESOLUTION NO. 72-234

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REGULATING THE RIGHT OF COMMISSIONS TO CALL AND CONDUCT EXECUTIVE AND PERSONNEL SESSIONS AND PROVIDING EXCEPTIONS THERETO.

Councilman Sciarrotta moved for the adoption of Resolution No. 72-234. His motion was seconded by Councilman Armstrong.

There was discussion prior to roll call vote on the motion; Councilman Uerkwitz confirmed that the resolution was applicable to all Commissions, and indicated some reservations as to the use thereof. City Attorney Remelmeyer provided clarification regarding the proposed procedure and Brown Act requirements.

Councilman Brewster noted the need to amend SECTION 7 to state "The provisions of Section 4 of this resolution...." -- such amendment was concurred in by the Council and the City Attorney, and it was so ordered. Councilman Sciarrotta so amended his motion to incorporate the above revision in Resolution No. 72-234. This was accepted by Councilman Armstrong who seconded the motion.

Roll call vote on the amended motion was unanimously favorable.

ORAL COMMUNICATIONS:

40. City Manager Ferraro noted the traditional dark Tuesday between Christmas and New Year's Day for the Council, and requested that Tuesday, December 26th, be so declared. There were no objections, and it was so ordered.

41. Information pertaining to POW-MIA Freedom Trees and the Tree Planting Dedication Service on November 28th, provided by Mrs. Dorothy Brazelton was provided the Council by Sr. Administrative Assistant Meyer.

42. Commendation to Street Superintendent Kirkruff for a fairly dry El Nido area during recent rains was extended by Councilman Armstrong.

43. The endorsement of Mayor Miller for appointment to the Regional Coastal Commission by the Daily Breeze and the Redondo Beach City Council was noted, with pleasure, by Councilman Armstrong.

44. Problems with right turns on Crenshaw Boulevard by Victoria Knolls residents was reported by Councilman Armstrong, with the request that this be checked out by Traffic Engineer Horkay.

45. Tickets to what should prove to be a history-making basketball game -- the players being Torrance High School alumni and this year's varsity team -- on December 2nd were offered by Councilman Armstrong.

46. The following prepared oral communication was made by Councilman Brewster:

"Given that the public has expressed its intent on Environmental Control and the mechanisms therefor through passage of Proposition 20 - and further given that this Council encouraged that decision - I have the following to say:

"It seems to me that all God-given natural resources should be guarded with an equal application of the law - none should be short changed, including the mountains, forests, desert, and the off-shore islands.

"It further seems to me we would be hypocrites if we only concerned ourselves with the beaches while ignoring the other scenic and beautiful regions of this State - particularly when these other recreational and inspirational resources are being mutilated by private development at a conversion rate exceeding sea coast development.

"It yet further seems to me we are guilty of playing local political games and pandering to local pressure groups simply for the politics involved, unless we in fact apply and express our concern to and for the total natural resources of the State - 'What is good for the goose must also be good for the gander'.

"Therefore, since this Council is claiming unto itself a leadership role in environmental matters, I request its support - and remain confident I will receive its support - in asking that a resolution be drawn and adopted urging the State Legislature to:

- "1. Recognize the aforementioned facts about the preservation of all our scenic resources for all the people, and to
- "2. Swiftly pass legislation through both the Assembly and the Senate which:
 - "A. Adds controls similar to those of Proposition 20 to the development and planning of our mountains, forests, desert and off-shore island regions; and further, which
 - "B. Assigns and expands the responsibilities for same to the newly created Proposition 20 Regional Planning bodies, or to additional bodies of similar structure in areas not now covered by Proposition 20.

"Since Proposition 20 was supported by so many State legislators in their election platforms this year, I am confident such legislation would enjoy a strong voice of support in Sacramento and could soon become law. At the time this body adopts, as I know it will, the suggested resolution, I will ask that copies be directed to all members of the legislature, the Governor, the League of California Cities, the South Bay Councilmen's Association and the County Supervisors' Association."

Mayor Miller directed that the resolution requested by Councilman Brewster be returned as a regular agenda item.

47. Councilman Sciarrotta requested Staff investigation of the "jungle" at Sonoma and Madrid.

48. The need for more specific information pertaining to City-owned property near Via Valmonte offered for sale was pointed out by Councilman Sciarrotta -- setbacks and other requirements -- are they buildable lots, etc.?

49. Councilman Uerkwitz requested that the City Manager clarify Oral Communication procedures for the Oil Board, based on a complaint received by him in this regard.

50. Praise for a paramedic demonstration, witnessed by him, was offered by Councilman Uerkwitz who noted that the graduation date for Torrance Paramedics is November 22nd at Harbor General Hospital.

51. Mayor Miller expressed his appreciation at the Council's endorsement of him for the Regional Coastal Commission appointment at its November 14th meeting -- particularly appreciated is the support of those who had opposed Proposition 20.

The Mayor then commented on the importance of united involvement for the overall good of the City, and again indicated his gratitude for the unanimous support.

52. Mr. Joe Clukey, 272 Calle de Madrid, referred to the City-owned Via Valmonte property, and suggested that it might be possible to work something out with this property vs. the property of Vista Montana, the subject of considerable discussion.

The above suggestion, per Mr. Clukey, is now being investigated by the City Manager, and it is hoped that the Council will take action to hold the Via Valmonte property in abeyance until a determination can be made regarding a possible exchange of property.

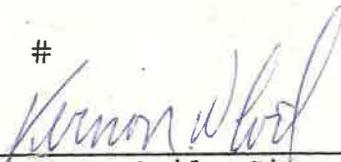
City Manager Ferraro stated that it would be necessary for the Council to rescind its action of November 14th approving sale of subject property with Notice to Bidders, and grant 60 days in order that a survey may be made, necessary negotiations, etc.

MOTION: Councilman Sciarrotta moved to reconsider the subject matter, per November 14th action. The motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

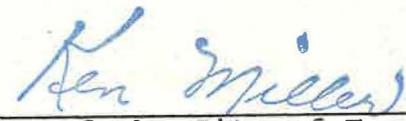
MOTION: Councilman Armstrong moved to concur with the above recommendation of City Manager Ferraro. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

The meeting was regularly adjourned at 9:30 P.M. to "Happy Thanksgiving" wishes.

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



Mayor of the City of Torrance

Ava Cripe
Minute Secretary

19.

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