

I N D E X

City Council - November 28, 1972

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Adjourned at 10:05 P.M.

November 28, 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, November 28, 1972, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Uerkwitz, Wilson, and Mayor Miller. Absent: Councilmen Sciarrotta and Surber (In attendance at Indianapolis League Conference).

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

3. FLAG SALUTE:

Airport Manager Egan led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Elmer E. Christiansen, Christ the King Lutheran Church, followed by one minute of silence to the memory of Teri Lynn Hollis.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES.

None available.

6. APPROVAL OF DEMANDS:

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

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 Wilson, and roll call vote was unanimously favorable. (Absent: Councilmen Sciarrotta, Surber).

1.

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8. COUNCIL COMMITTEE MEETINGS.Transportation Committee:

Will next meet on December 1st at 5 P.M.

SEWERS AND DRAINAGE:9. ESTABLISHMENT OF SEWER REIMBURSEMENT DISTRICT NO. 92.RECOMMENDATION OF CITY ENGINEER:

That Sewer Reimbursement District No. 92, with a connection charge of \$11.88 per front foot, be established to recover the cost of sewer construction, per subject sketch.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the City Engineer. His motion was seconded by Councilman Brewster; roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

10. ESTABLISHMENT OF SEWER REIMBURSEMENT DISTRICT NO. 93.RECOMMENDATION OF CITY ENGINEER:

That Sewer Reimbursement District No. 93, with a connection charge of \$7.81 per front foot, be established to recover the cost of sewer construction, per subject sketch.

MOTION: Councilman Wilson moved to concur with the above recommendation of City Engineer Weaver. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Councilmen Sciarrotta, Surber absent).

11. TORRANCE BOULEVARD IMPROVEMENT AT WESTERLY CITY LIMIT.RESOLUTION NO. 72-235

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONSENTING TO ESTABLISHMENT OF A PORTION OF TORRANCE BOULEVARD WITHIN SAID CITY AS A PART OF THE SYSTEM OF COUNTY HIGHWAYS OF THE COUNTY OF LOS ANGELES.

MOTION: Councilman Uerkwitz moved for the adoption of Resolution No. 72-235. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

REAL PROPERTY:12. RESOLUTION authorizing commercial lease for Robert N. and Peggy L. Curtis to operate automobile dealership.RESOLUTION NO. 72-236

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LEASE DATED NOVEMBER 2, 1972 BETWEEN THE CITY AND ROBERT N. CURTIS AND PEGGY L. CURTIS.

MOTION: Councilman Wilson moved for the adoption of Resolution No. 72-236. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

TRAFFIC AND LIGHTING:

13. REQUEST FOR GUARDRAIL ON CRENSHAW BOULEVARD NORTH OF PACIFIC COAST HIGHWAY.

RECOMMENDATION OF CITY TRAFFIC ENGINEER:

Because of the low accident rate, and because guardrail will reduce accident severity only for those conditions where the severity of striking the guardrail is less than the severity of leaving the roadway, it is recommended that the request be DENIED.

City Traffic Engineer Horkay clarified the basis for the above recommended denial.

Council discussion ensued -- the necessary professional role of Staff and statistics was acknowledged; however, review of possible alternatives was recommended -- i.e. a chain-link fence, a line of trees -- specifically commended was an earth-mound arrangement suggested by Councilman Armstrong. It was the consensus of the Council that Staff investigate alternatives, along the lines above noted, which would not be prohibitive cost-wise, and report back to the Council.

Mrs. Louis Najera, 2475 West 253rd Street, Lomita, expressed appreciation for the Council's interest in this matter, and reiterated her previously expressed problems and concerns. Mrs. Najera indicated her preference for a chain link fence.

City Traffic Engineer Horkay requested, and received, permission to contact the City of Lomita regarding sharing in such installation.

Mrs. Stahl, 2476 West 251st Street, questioned whether or not a dirt mound would work; her 30 years at this address permitted observance of many accidents, and, in her opinion, a chain-link fence would be much better.

Next to speak was Mr. Harlan Hinch, 2477 - 251st Street, who stated that there have been many unrecorded accidents at this location, with further hazards presented by drag racers late at night.

Councilman Brewster questioned the need for further Staff input in that their recommendation, while for denial, offers information pertaining to the installation of additional protective devices. The additional alternative -- dirt mound -- is not contained in these recommendations, per Mayor Miller, hence the recommended referral to Staff.

MOTION: Councilman Uerkwitz moved to refer Item #13 to Staff for consideration of additional alternate, and, at the same time, find out if the City of Lomita is willing to share in any cost. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Wilson, and Mayor Miller.
 NOES: COUNCILMEN: Brewster (ready to make a decision now);
 Uerkwitz (also ready to make a decision
 now).
 ABSENT: COUNCILMEN: Sciarrotta, Surber.

FISCAL MATTERS:

14. SUPPLEMENTAL APPROPRIATION FOR CITY HALL ADDITION.

RECOMMENDATION OF CITY MANAGER:

That Council appropriate \$17,000 from the Civic Center Constructive Fund reserve to provide for draperies in the existing City Hall, rekeying of the existing City Hall and audio visual equipment for the new Council Chambers. Assuming authorization for these items, approximately \$62,800 will remain in the reserve fund to pay for the furnishings which are in the bidding process but have not yet been awarded.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the City Manager. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Absent: Councilmen Sciarrotta, Surber).

15. ORDINANCE re: Telephone Users Tax to include provisions for Teletypewriter Exchange Services.

ORDINANCE NO. 2372

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 225.13 OF THE TORRANCE MUNICIPAL CODE RELATING TO TELEPHONE USERS' TAX TO INCLUDE PROVISIONS FOR TELETYPEWRITER EXCHANGE SERVICES.

Councilman Uerkwitz moved for the approval of Ordinance No. 2372 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

AIRPORT MATTERS:

16. Jo Woodley dba Airport Investment Company - Withdrawal of Lease Offer and Removal from Calendar.

Airport Manager Egan advised that there is a communication of record from Airport Investment Company concurring with the Airport Manager's Recommendation, as follows:

RECOMMENDATION OF AIRPORT MANAGER:

Withdraw the Jo Woodley dba Airport Investment Company lease, rescind Resolution No. 72-130, remove the application from the calendar, and direct the Airport Manager to proceed with negotiations with the other persons on the T-hangar construction site leases.

MOTION: Councilman Brewster moved to concur with the recommendation of the Airport Manager. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote. (Absent: Councilmen Sciarrotta, Surber).

MATTERS NOT OTHERWISE CLASSIFIED:

17. PROPOSED PLAN OF ACTION FOR FORMATION OF A CULTURAL HERITAGE AND ARTS COMMISSION.

RECOMMENDATION OF INTERIM CULTURAL HERITAGE AND ARTS COMMITTEE:
That the City Council establish a Cultural Heritage and Arts Commission.

Councilman Wilson deemed it appropriate to refer the subject matter to the Council Ad Hoc Committee on Commissions and Committees for consideration.

Certain reservations were indicated by Councilman Brewster, it being his feeling that, rather than a Commission, it should be a group along the lines of the Friends of the Library or the Rose Parade Association, which would permit wider, broader citizen participation. Concurrence with these sentiments was expressed by Councilman Uerkwitz.

MOTION: Councilman Wilson moved to refer Item #17 to the Ad Hoc Committee on Commissions and Committees. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

SECOND READING ORDINANCES:

18. ORDINANCE NO. 2369.

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 adoption of Ordinance No. 2369 at its second and final reading. His motion was seconded by Councilman Wilson.

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

Mr. Dale Cushman, 4806 Carmelynn, indicated no strong feelings either pro or con for the subject ordinance, but it would seem the revenue would be welcome. There is a need for improved conditions for Torrance bicyclists in view of the generally unpopular reputation of the City for safe bicycle riding. The booklet, "Bicycle Laws", published by KABC was commended to the Council by Mr. Cushman.

As a point of information, City Treasurer Rupert reported on current legislation at Sacramento in this regard, and noted that the successful passage of A.B. 2213 will provide for a Statewide licensing of bicycles, with a fee identical to Torrance's, on an annual basis. Mr. Rupert further noted the similarity in language between A.B. 2213 and Ordinance No. 2369, as well as the fact that it would give Torrance a very good opportunity to put the machinery in progress prior to the effective date of A.B. 2213 which is effective July 1, 1975.

Mr. Robert Schmidt, 22715 Susana Avenue, was present to reiterate his previously voiced objections to Ordinance No. 2369 based on the resultant diversion of funds from the General Fund, possible loss of controls in areas of funding, increased cost of bicycle registration minus any increased benefits to owners, along with increased costs to the Police Department budget, etc. Mr. Schmidt urged defeat of Ordinance No. 2369, or referral to Staff for reevaluation.

Next to speak was Mr. John Costello, 3530 West 226th Street, who voiced disapproval of Section 6 and the reference to "\$500 fine or six months in County Jail" for the reason that it is too heavy a penalty. City Attorney Remelmeyer clarified that this is standard language when applied to misdemeanors, and routinely appears in pertinent ordinances.

Roll call vote on the motion to adopt Ordinance No. 2369 at its second and final reading was unanimously favorable (Councilmen Sciarrotta and Surber absent).

19. ORDINANCE NO. 2370.

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 Armstrong moved for the adoption of Ordinance No. 2370 at its second and final reading. His motion was seconded by Councilman Uerkwitz; roll call vote was unanimously favorable (Councilmen Sciarrotta, Surber absent).

20. ORDINANCE NO. 2371.

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 Wilson moved for the adoption of Ordinance No. 2371 at its second and final reading; seconded by Councilman Uerkwitz, and unanimously approved by roll call vote (Councilmen Sciarrotta, Surber absent).

PLANNING AND ZONING HEARINGS:

Considered together:

21. HEARING ON APPEAL, CUP 72-35, HAWTHORNE-PACIFIC COMPANY.
Appeal of denial by the Planning Commission of a Conditional Use Permit to allow construction and operation of a service station on property located at the northwest corner of Pacific Coast Highway and Madison Street.
22. HEARING ON APPEAL, CUP 72-36, HAWTHORNE-PACIFIC COMPANY.
Appeal of a Planning Commission condition of approval which requires relocation of the TBA Building and pump islands on property located at the north side of Pacific Coast Highway between Hawthorne Boulevard and Madison Street.

Prior to undertaking the formal hearing in these matters, City Manager Ferraro advised that there is a policy problem in that the Council/Redevelopment Agency jurisdiction is represented by a single body -- it is Mr. Ferraro's opinion that the overall development should first be reviewed and approved by the Agency, followed by ^{the} Council appeal process as in the subject cases.

City Attorney Remelmeyer indicated concurrence with City Manager Ferraro's findings, and confirmed that there is no legal problem, but a matter of policy which could be resolved by continuing the matter for the necessary period to permit proper presentation.

Continuance for two weeks was requested by Mr. Ferraro -- this time period being satisfactory to the proponent, per Attorney Larry Bowman -- in order that the pertinent items may be properly placed on each agenda.

MOTION: Councilman Armstrong moved to concur with the above request of City Manager Ferraro. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

23. HEARING ON APPEAL, TENTATIVE TRACT NO. 25875, CHACKSFIELD MERIT HOMES CORP.
Appeal of Planning Commission conditions of approval on a 17-lot subdivision located east of Pennsylvania Avenue between 231st Street and 233rd Street.

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

Mayor Miller announced that this is the time and place for the subject public hearing, and following clarification by Planning Director Shartle regarding the protested conditions #2,5, and 10, the proponent was invited to speak.

Mr. James Collas described the basis of the subject appeal: Condition #2 refers to a situation over which they have no control,

and it is hoped they can be issued a building permit, restricting the westerly 21 ft. on Lot #10 from any building use. Following discussion of ordinance requirements, etc., it was indicated by the Council that the requested relief could not be granted.

As to conditions #5 and #10 pertaining to acquisition and improvement of 232nd Street, Mr. Collas stated that it is felt this an unjust, unfair manner of handling this matter as it also relates to property over which they have no control, property not within the confines of their tentative tract. Mr. Collas indicated sympathy with the property owners on 232nd Street in not favoring the formation of an assessment district for the improvements on the portion of property not included within the subdivision. The cost and land dedication by Chacksfield Merit Homes Corporation was next noted, and the requirements of conditions #5 and #10 were deemed burdensome and inequitable by Mr. Collas.

The long standing problems pertaining to 232nd Street were discussed at length -- as were the specific problems surrounding the proposed development, it being generally agreed that there should be a feasibility study prior to any consideration of granting relief. Mr. Collas commented that there is no objection to "carrying their load", and they will be happy to fund as necessary, but at some future time when a building permit is issued to such a lot, that they at least benefit to the extent of getting some of the money out of it. Mr. Collas then indicated a desire to work with Staff to try to reach an agreement with them, and requested that this item be held over. There were no objections to the request.

Mrs. Betty Ponsford, 2306 West 231st Street, representing the Proponents of the 232nd Street Improvement Project, indicated their strong opposition to any proposal for any right-of-way acquisition assessment or reimbursement district in connection with 232nd Street in their block; they do not intend to contribute to the cost of the City's acquisition of either the Wertella or Valdez right-of-way -- their reasons therefor are fully documented in the City's official records of their five long years of struggle to open 232nd Street.

Mayor Miller requested that the subject hearing be continued for two weeks to permit the proponent to further review the items of appeal with Staff. Councilman Uerkwitz so MOVED; the motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

Speaking at this time was Mrs. Martha Valdez, 23124 Pennsylvania, who reiterated the problems confronted by her with her house in the way of any opening of 232nd Street, and the fact that she has no intent of selling same. Plans for remodeling are also of concern to her -- City Engineer Weaver advised that there are no present plans to acquire this property. The uniqueness of this situation was acknowledged and reviewed at length.

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At 8:45 P.M. Councilman Brewster moved to recess as City Council and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber). A 10-minute recess followed at 8:46 P.M.

24. ZC 72-22, TORRANCE PLANNING COMMISSION.

Change of zone from C-2 and C-3 to C-5 on property located at the west side of Hawthorne Boulevard between Sepulveda and Lomita Boulevards.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 72-22, and inquired if anyone wished to be heard.

Mr. Dan Butcher, 2371 Torrance Boulevard, requested that his property be removed from this zone change consideration because of imminent development of the property; a zone change at this time would make existing plans obsolete and necessitate public hearings for any development that might evolve. (Mr. Butcher identified his property as the northerly part of Lot 21 and the southerly part of Lot 22.) Planning Director Shartle noted that the C-5 zone simply adds the requirement of Plot Plan review by the Planning Commission, and does not require an advertised public hearing. Mr. Butcher then acknowledged his misunderstanding regarding the public hearing requirement.

Pointed out by Councilman Brewster was the serious need to concentrate on the pending studies pertaining to Hawthorne Boulevard frontage in order that quality development will take place.

Mrs. Henrietta Abegg, 22931 Hawthorne Boulevard, first called specific attention to the communication from her son, Rev. Dr. Victor P. Abegg (of record, and now before the Council). Mrs. Abegg stated that she is opposed to C-5 zoning, noting that such zoning can require an alley through her property, and would ruin the 230th Street frontage of her property. Denial of ZC 72-22 was urged by Mrs. Abegg.

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

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Commission on ZC 72-22 for approval of a change of zone from C-2 and C-3 to C-5. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

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APPEALS OTHER THAN PLANNING AND ZONING:25. SIGN APPEAL regarding Natural Harvesters (S72-85)

The November 27th communication from the proponent requesting that this item be held until the Council meeting of December 5th was noted.

MOTION: Councilman Brewster moved to concur with the request of the proponent to continue the subject item until December 5th. The motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

ROUTINE MATTERS:26. EXPENDITURES OVER \$300.RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$535.50 to Miller Desk Company for 34 only "Lyon" meeting room chairs as requested by the City Librarian for use in branch libraries.
2. \$338.51 to McGraw-Hill Book Company for 35 adult books.
3. \$352.17 to Random House c/o S.W. Petersen for 47 adult books.
4. \$354.00 to Torrance Screen & Glass for installing a glass partition at Fire Station #1 as requested by the Fire Department.
5. \$451.50 to Western Highway Products for 200 "No Stopping- Tow Away" signs as requested by the Traffic and Lighting Department.
6. \$527.00 to Bell & Howell Communications for one only Police frequency transceiver as requested by the Police Department for undercover work.
7. \$1044.23 to Dearth Machinery Company for a replacement 300-gallon water tank and bottom elevator plate for a Wayne street sweeper as requested by the City Garage.
8. \$340.31 to Johnson Stationers of Torrance for 8 gross memo pads; 10,000 personal property coin envelopes; 2 cases hand cleaner (to clean fingerprint ink); 4 rolls wrapping paper as requested by the Police Department.
9. \$361.75 to Western Water Works for six Baker Superspan repair clamps as requested by the Water Department
10. \$526.90 to Western Water Works for seven each 8" service saddles and 12 each 6" service saddles as requested by the Water Department for stock.
11. \$831.60 to M.L. Snyder for 6 dozen rainsuits with hats as requested by the various City departments -- Street, Sanitation, Park, Garage, Traffic and Lighting, and Bus Departments, as replacements.

12. \$1005.22 to David's Gloves for 65 pairs of boots, 25 police rainsuits and 12 dozen inexpensive rainsuits (\$1.50 each) as requested for the above mentioned departments as replacements and for stock for emergency use.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Finance Director on agenda item #26. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Sciarrotta, Surber absent).

ORAL COMMUNICATIONS:

27. Public concerns regarding any possible watering down of the Coastline bill were noted by Councilman Armstrong, along with the likely need for a position by the Council, with the request that this matter be referred to the Legislative Liaison Committee.

28. The need to direct attention to filling of Commission vacancies was pointed out by Councilman Armstrong; City Clerk Coil advised that a list will be before the Council in the near future.

29. Efficient Staff response and action at the 235th Street Sump, and the appreciation of residents in the area, was reported by Councilman Uerkwitz.

30. Needed attention to grass growing in the median strip on Redondo Beach Boulevard between Prairie and Ainsworth was pointed out by Councilman Wilson.

31. Mayor Miller presented a prepared oral communication, as follows:

"You all know that I have been more than passively involved in the coastal conservation issue brought about by the passage of Proposition 20. In talking with various community leaders and reading the newspapers, I find that uncertainty and panic on the subject is prevalent in a lot of coastal areas. I also find that the reality of a statewide coastal conservation program is just now being realized by many, and I think now is the time for all local agencies to initiate positive conservation programs.

"Torrance has long been a leader in developing public access to coastal areas. Most recently, the City successfully fought for additional public access to the beach. The Berk decision in Torrance may well stand as a milestone in the courts. We have also supported development of Abalone Cove on the Palos Verdes Peninsula and have established a good relationship with the Harbor and Beach Department of Los Angeles County in the operation of Torrance Beach.

"It is time, now, for Torrance to take its first formal steps to work in concert with the Regional Coastal Zone Commission which will soon be in operation. I think we must encourage others to do the same.

"As I see it, we need to immediately identify those areas of our coastline which qualify for exemption from the permit requirements of the Act. Each coastal city should be prepared to process exemption applications early in 1973. Early identification of these 'non-problem' areas will assist the Regional Coastal Commission in clearing the way for in-depth consideration of future, more controversial, coastal zone development.

"Secondly, we, and all responsible agencies, should catalogue existing sites of access to public beaches and establish an aggressive program of land acquisition for additional sites, so as to ensure that the right to beach use by the public is reserved for the benefit of future generations. In that regard, all coastal communities should also inventory those properties immediately adjacent to the mean high tide lines to ensure the existence of public, rather than private, ownership. I am told that, in many instances, where public ownership of beach areas is assumed, it just isn't so. We now have the opportunity to make these beach front acquisitions. Based on the PEOPLE VS. MAMMOTH and the PEOPLE VS. BERK court decisions, costs should remain negligible and the public interest will be preserved forever.

"Looking ahead, there is also a strong need for local input to the Regional and State Conservation Commissions, especially in the area of long range, comprehensive planning.

"As Mayor of the largest city in the South Bay, I am in hopes that we can begin now to identify Torrance coastal areas qualifying for exemption. We must immediately begin the time-consuming process of cataloging access areas along our coast and start the process of developing community goals and objectives for planning consideration by the Coastal Commissions.

"To do this will be no easy task and will require the time of many community leaders plus the efforts of our City Hall Staff.

"Since the job before us may involve many months of data collection, definition and consideration, it appears to me that either a Commission or an Ad Hoc Coastal Conservation Committee in the City of Torrance would be in order. This group would serve as the focal point for our efforts and would be comprised of members of our Planning element, Park and Recreation element, and perhaps members of the Torrance Area Chamber of Commerce and interested coastal area homeowner groups.

"If this meets with your general concurrence, I would entertain a motion to direct Staff to prepare the necessary documents for the creation of a Coastal Conservation Committee charged with the responsibility of spearheading the City's efforts to develop the necessary ingredients for a positive program of Coastal Conservation."

MOTION: Councilman Armstrong moved to concur with Mayor Miller's above recommendation re: the creation of a Coastal Conservation Committee. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Sciarrotta, Surber absent).

Re: Jefferson Lease #6:

32. Attorney Alex Pope, on behalf of Mr. Al Levitt, indicated reconsideration by his client pertaining to the hiring of an appraiser, per discussion at the November 21st Council meeting; it is now Mr. Levitt's feeling that having an independent appraiser settle the issue is perhaps the best approach.

Mr. Pope added that the following qualification is desired: Were the appraisal so high that they could not possibly live with it, the City would then have the opportunity for six months, or a reasonable time period, to lease the property on the basis of the appraisal. Were the City not able to do so in the specified period of time, per Mr. Pope, then the property would be put out to bid on substantially the basis of the existing lease with anyone (including Mr. Levitt) able to bid.

City Manager Ferraro noted that the foregoing is not compatible with the Council instruction to Staff on November 21st, and is an inappropriate matter for discussion at this time.

Mayor Miller ruled that regular procedures be followed in this matter -- the subject presentation should be submitted to Staff in writing for their recommendations, noting that appeal to Council would be possible. Concurrence was indicated by the Council, and it was so ordered.

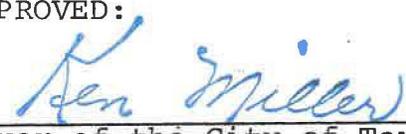
The meeting was regularly adjourned at 10:05 P.M.

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

APPROVED:



 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

13.

City Council
 November 28, 1972