

I N D E XCity Council - February 6, 1973

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# # #

Ava Cripe  
Minute SecretaryCity Council  
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MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, February 6, 1973, at 4:30 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, and City Clerk Coil.  
Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Councilman Surber led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Quincy K. Hamilton, Central Methodist Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of January 23, 1973 be approved as recorded. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Wilson moved that all regularly audited demands be paid. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

7. MOTION TO WAIVE FURTHER READING:

Councilman Surber 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 Brewster, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS.Finance Committee:

Meeting scheduled for February 8th at 6:00 P.M. to discuss revenue sharing priorities.

Environmental Committee:

Date will be announced on receipt of guidelines.

EXECUTIVE SESSION:

## 9. Hours, Wages and Working Conditions.

City Attorney Remelmeyer confirmed that an Executive Session to consider hours, wages, and working conditions was proper, whereupon Councilman Uerkwitz MOVED to recess for that purpose. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable. The hour was 4:38 P.M.

The Council returned at 6:10 P.M. to resume its agenda. Considered first, out of order:

ADDENDUM ITEM:27. PROCLAMATION - "VOLUNTEER RECOGNITION WEEK" - February 11 - 15, 1973.

So proclaimed by Mayor Miller.

SEWERS AND DRAINAGE:10. RESOLUTION re: Construction of 1970 Bond Issue Project No. 8150 Unit I and HUD-4 Unit I.RESOLUTION NO. 73-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE 1970 BOND ISSUE PROJECT 8150 UNIT I AND HUD-4 UNIT I AND GRANTING PERMISSION TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT TO CONSTRUCT AND MAINTAIN SAID STORM DRAINS WITHIN THE PUBLIC STREETS IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-17. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Specifically thanked for their cooperation in this matter were the City of Redondo Beach, its City Council, and City Manager Hopkins.

PERSONNEL MATTERS:11. CIVIL SERVICE APPEAL - Officers Edward G. Finn, George Kudokas and James J. Lorentz.

City Attorney Remelmeyer advised the Council that the subject item is "information only" to advise that appeal has been made, additional

information will be forthcoming; no action is required at this time.

ENVIRONMENTAL MATTERS:

12. INFORMAL HEARING - Environmental Impact Report on the Torrance-South Bay Civil Courts Building and Parking Structure.

Representing Los Angeles County, Mr. Jack Eddis, Project Manager, County Engineer's Office, was present to respond to the subject Environmental Impact Report. At Councilman Surber's question as to the benefit to be derived from this development, Mr. Eddis advised that the primary benefit will come to the citizens of Torrance, one way being appropriate after-hours use of the parking structure by the City. City Attorney Remelmeyer reviewed the extensive boundaries served, the resultant court overload, and the remedial efforts underway.

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.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Director: That it be the finding of the Council that the proposed project has no significant adverse effect upon the environment. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Surber (for reasons previously discussed).

PLANNING MATTERS:

13. HIRING OF LANDSCAPE ARCHITECT FOR THE MEADOW PARK INDUSTRIAL DEVELOPMENT.

RECOMMENDATION OF PLANNING DIRECTOR:

That Mr. Robert Clark, Robert Joseph Clark Associates of Los Angeles, California, be engaged as soon as possible for the fee of \$4,000.00, and that he be reimbursed at direct cost for items not included in the stated fee, i.e., soil tests, irrigation drawings, and other materials requested by the City which are over and beyond that required for the actual work necessary for a conceptual design.

It is further recommended that the City retain Mr. Clark on a consulting basis so that as each individual site plan is submitted by the developer, it may be reviewed to ensure conformance to the overall design concept.

An appropriation of \$5,000.00 from unallocated reserves is recommended. This will be reimbursed to the General Fund through tax increments.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Planning Director. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

PLANNING AND ZONING HEARINGS:

Considered together:

14. ZC 72-29, GERALD CHONG. Change of zone from R-3 (PP) and A-1 to R-3 (PD) (PP) on property located south of Newton Street, approximately 100 feet west of Madison Street.  
PLANNING COMMISSION RECOMMENDS APPROVAL.
15. HEARING ON APPEAL. Appeal of Planning Commission denial of PP 72-25 and CUP 72-59, GERALD CHONG, to allow the construction of a 25-unit condominium apartment building in the R-3 (PP) zone on property located south of Newton Street, approximately 100 feet west of Madison Street.

Affidavits of Publication on agenda items #14 and #15 were presented by City Clerk Coil, and they were ordered filed, there being no objection.

Mayor Miller announced that this is the time and place for the subject considerations, and, following presentation by Staff, invited the proponent to speak.

The proponent, Mr. Gerald Chong, with the aid of a visual presentation, reviewed the history of this property and the relevance of the subject request, and urged Council approval of what is proposed, deeming it completely compatible with the neighborhood.

Mr. Chuck Seppänen, representing the Walteria United Methodist Church, voiced their opposition to the proposed development, and noted their experience re: parking space shortages with existing apartment development in this area. A limit of 10 units on this property is also recommended by the church.

Next to speak was Mr. Robert Ellsworth, 24611 Madison Street, who indicated support of the action taken on this property last year; they are opposed to the subject request, along with a 25-unit condominium apartment building being constructed on this property.

There being no one else who wished to speak, Councilman Sciarrotta moved to close the hearing. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Council discussion followed. It was the opinion of Mayor Miller that this Council has consistently demonstrated its concern for density in the City -- in this case, the Planning Commission has even further reduced the drastic reduction already made, without concern for economics and the effect on the developer. The Mayor added that condominium developments are outstandingly superior to apartments, and lend stability to a neighborhood -- further, two-story development is practical in this case, with like development throughout 90% of the area -- he, therefore, will vote to grant the appeal. Concurrence with the foregoing was voiced by Councilman Sciarrotta, who was especially pleased with the amount of living space which will be provided the occupants -- and by Councilman Uerkwitz who likewise favored condominium vs. apartment development.

Councilman Wilson stated that he found the Planning Commission-recommended 10 units discriminatory, and would be necessary for all other R-3 developments, if this be the intent of the Council. Councilman Armstrong acknowledged the density concerns, and the necessity to weigh a man's right to use his property as opposed to the impact on the community; in view of the thought and planning evident in this case, Mr. Armstrong favors the support of the zone change and the granting of the appeal.

Item #14:

MOTION: Councilman Surber moved to concur with the recommendation of the Planning Commission on ZC 72-29 for a change of zone from R-3 ( ) and A-1 to R-3 (PD) (PP). The motion was seconded by Councilman Wilson roll call vote was unanimously favorable.

Item #15:

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning DEPARTMENT for approval, subject to certain conditions. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

16. CONTINUED HEARING - V72-14, BANK OF AMERICA NT & SA (A.H. Eskridge, Vice President). Request for a variance to the off-street parking requirements to permit an addition to an existing bank building and to construct drive-up banking facilities in a shopping center located at the northwest corner of Pacific Coast Highway and Crenshaw Blvd. PLANNING COMMISSION RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Mayor Miller announced that this is the time and place for the subject Continued Hearing.

It was the request of City Manager Ferraro that this hearing be continued for two weeks, due to difficulties in contacting the new property owners, a request concurred in by the Bank of America.

MOTION: Councilman Surber moved that Item #16 be continued to February 20, 1973. The motion was seconded by Councilman Armstrong, and there were no objections.

17. CONTINUED HEARING - V72-15, VIOLET S. WHITE. Request for variance of the lot dimension requirements for hillside lots in the R-1 zone on property located northwest of Via Valmonte between Bluff Street and Paseo de las Tortugas. RECOMMENDED FOR DENIAL BY PLANNING COMMISSION

Mayor Miller announced that this is the time and place for the subject consideration, and noted the withdrawal of the request by the proponer along with the requested return of filing fee paid by her in the amount of \$175.

There being no one present on this matter, Councilman Armstrong moved that the hearing be closed. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

MOTION: Councilman Armstrong moved that the report be filed, and that the Council concur with Staff recommendation that the filing fee be refunded to Mrs. White. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

ROUTINE MATTERS:18. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$1990.00 to Hart Air and Heating Company for installation of a new heating-air conditioning unit in the Herma Tillim Center.
2. \$810.85 to Pasadena Pipe and Supply Company for various replacement sprinkler system parts for City parks, as requested by the Park and Recreation Department.
3. \$931.35 to Airport Nursery of Torrance for 75 replacement trees for City parks, as requested by the Park and Recreation Department.
4. \$783.04 to "Books for Libraries" for 61 adult books.
5. \$642.60 to Eastman Kodak Company for 120 rolls of Eastman Kodak microfilm to be delivered "as requested" for use in the Library Research Microfilm Program.
6. \$323.82 to Lewellen Press of Torrance for 5000 bicycle registration forms as requested by the Police Department.
7. \$747.60 to Western Water Works Supply for 200 each 3/4" water angle valves as requested by the Water Department.
8. \$874.76 to Brooks Products, Inc. for 18 water meter boxes as requested by the Water Department.
9. \$500.49 to Engine Parts Corporation for rebuilding two City engines for City trucks, as requested by the City Garage.
10. \$446.25 to Best Concrete Products for one only water meter vault installation as requested by the Water Department for the Armco Company.
11. \$449.63 to Texaco, Inc. for 793 gallons of engine oil as requested by the City Garage.
12. \$309.75 to International Harvester Company for the conversion of an International diesel engine to a later design engine, as requested by the City Garage.
13. \$310.39 to Melroe Equipment Company for one only hydraulic pump kit and parts, as requested by the City Garage.
14. \$499.75 to Shepherd Machinery Company for repairs made to a Caterpillar loader (Unit #9216), as requested by the City Garage.

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15. \$319.32 to Traffic Signal Maintenance, Inc. for repair of two traffic controllers, as requested by the Traffic and Lighting Department.
16. \$345.98 to Graybar Electric for 14 Smoot-Holman light fixtures, as requested by the Traffic and Lighting Dept.

19. AWARD OF CONTRACT - Sprinkler System, Sur La Brea Park (Reference Bid #B73-3) Total Expenditure - \$8559.91

RECOMMENDATION OF FINANCE DIRECTOR:

That Council accept the low bid submitted by Oranco Supply Company and approve of awarding this contract to them in the total amount of \$8559.91, including sales tax.

20. ACQUISITION OF 237TH PLACE RIGHT-OF-WAY WEST OF WALNUT STREET.

RECOMMENDATION OF CITY ENGINEER:

That the City Attorney be directed to proceed with condemnation of oil rights at the expense of Mr. Dan E. Butcher.

21. TELO AVENUE EXTENSION NORTH OF LOMITA BOULEVARD.

RECOMMENDATION OF CITY ENGINEER:

That the Staff be directed to proceed with acquisition of rights-of-way for the extension of Telo Avenue north of Lomita Boulevard.

22. NOTICE OF COMPLETION - Curb, gutter and sidewalk in various locations (B72-41).

RECOMMENDATION OF CITY ENGINEER:

That the work be accepted and final payment be made to the contractor, Nick Vargas, on the basis of the as-built quantities.

23. REVISED CLASS SPECIFICATION FOR CIVIL ENGINEERING ASSISTANT.

RECOMMENDATION OF CIVIL SERVICE COMMISSION:

That Council approve the subject Revised Class Specification for Civil Engineering Assistant.

24. CLAIM OF CRAIG WEGER for personal damages.

25. CLAIM OF LECNA SPENCER for personal damages.

26. CLAIM OF J.D. TYLER FOR SON (KEVIN J. TYLER) for personal damage:

RECOMMENDATION OF CITY CLERK:

That agenda items 24, 25, and 26 be DENIED and referred to the City Attorney. Insurance carrier concurs.

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #18, 19, 20, 21, 22, 23, 24, 25, and #26. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

ADDENDUM ITEM:27. PROCLAMATION - "VOLUNTEER RECOGNITION WEEK".

Heard earlier in the meeting - Page 2.

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The hour being 7:10 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.

The Council returned to its agenda at 7:12 P.M.

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ORAL COMMUNICATIONS:

28. City Manager Ferraro reported that City Attorney Remelmeyer has successfully effectuated an agreement with the railroad involving Madrona Avenue, with PUC hearings pending -- a written report will be furnished the Council.

29. Councilman Brewster expressed appreciation to City Engineer Weaver for the effective action on Barbara Street during the recent rains.

30. The passage of A.B. 1268 -- the Landscaping and Lighting Act of 1972 -- was noted by Councilman Brewster, with plaudits for Mr. Henry Nowicki and the Marble Estates homeowners for their persistence in that issue. It was Mr. Brewster's request that Staff start making plans for the implementation thereof, perhaps beginning on Crenshaw Boulevard, the initial problem which brought all this about.

31. Councilman Sciarrotta advised that there will be a 6-man delegation from Sister City Kashiwa, Japan in the City of Torrance on February 19th and 20th -- it was the request of Councilman Sciarrotta that there be proper recognition of these guests at the February 20th Council meeting, to be followed by a dinner at approximately 8:00 P.M. It was the further request of Mr. Sciarrotta, as the Sister City Committee representative, that six tile plaques be provided; that the City provide sightseeing vehicles; and that a resolution be prepared which will reflect that both cities have approximately the same population, both are industrial cities; both have goals of promoting mutual understanding, and both want to develop lasting friendships, with meaningful exchanges of culture, economic development, and other items of value to both cities; such document to contain the City seal, and, hopefully, that of Kashiwa.

MOTION: Councilman Sciarrotta moved to concur with the above recommendations of the Sister City Committee. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

32. Councilman Uerkwitz noted the request of residents re: the Crenshaw School overpass and its possible relocation over Prairie Avenue for the use of Magruder Middle School students. City Traffic Engineer Horkay advised that such investigation is now underway, and that there will be hearings before the Traffic Commission in this regard, noting that the

matter of Crenshaw School itself has not as yet been finally resolved.

33. Councilman Uerkwitz requested Staff clarification regarding a 1968 agreement by developer Boise-Cascade to provide a park at the end of Del Amo Boulevard. City Attorney Remelmeyer responded that considerable research has gone into this matter, with the finding that there is no basis for any belief that more money is owed by Boise-Cascade -- in addition to dedication of the land, the necessary monies were paid. It was added by Mr. Remelmeyer that these funds were placed in the Park and Recreation Facilities Fund -- however, there is no guarantee re: park development; the Council, in creating this fund may take the money out and use it for any desired budget purpose.

Mayor Miller commented on the demands for such funds, such as Sur La Brea, Delthorne, etc.; there is no such cry in the west end of the City for a park, primarily for the reason that the Little League people are using it for this purpose at the present time. The Mayor added that the money, used or otherwise, does not eliminate the commitment for such a park; such priorities are established by the Council.

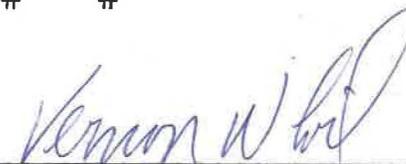
34. A coordinated art display, jointly shared by the City and the School Board, in the California Museum of Science and Industry, May 2nd through June 17th, was reported by Councilman Wilson, as was the need for a <sup>Council</sup> representative to serve on a Community Advisory Committee.

It was the consensus of the Council that Councilman Wilson should receive this appointment, and it was so ordered by Mayor Miller.

35. Youth Council representative, Mike Kinane, 4713 West 191st Street, pointed out the inoperative clock at the rear of the Council Chambers -- Building and Safety Director McKinnon confirmed his knowledge of this fact and advised that remedial efforts are well underway.

The meeting was regularly adjourned at 7:40 P.M., on a motion by Councilman Sciarrotta, seconded by Councilman Armstrong, and unanimously approved by roll call vote.

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

APPROVED:

  
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 Mayor of the City of Torrance

Ava Cripe  
 Minute Secretary

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