

I N D E XCity Council - August 7, 1973

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Approval of Demands	1
7. Motion to Waive Further Reading	1
8. Council Committee Meetings	2
<u>PRESENTATIONS:</u>	
9. Presentation from Minolta Corporation to Mayor Miller	2
<u>COMMENDATIONS:</u>	
10. Plaque for Carl L. Backlund	2
<u>STREETS AND SIDEWALKS:</u>	
11. Construction of Prairie-Madrona Avenues between Torrance Boulevard and 190th Street	3-6
12. Resolution re: Application for State Funds/Appropriation of Gas Tax Funds-Prairie-Madrona Project	6
<u>SEWERS AND DRAINAGE:</u>	
13. Resolution re: Agreement with County Sanitation District No. 5	6,7
<u>BUILDINGS, STRUCTURES, AND SIGNS:</u>	
14A. Architectural Work - Fire Station No. 3	7
<u>REAL PROPERTY:</u>	
14B. Resolution re: Agreement with Atchison, Topeka and Santa Fe, overpass structure, Prairie/Madrona	7
<u>FISCAL MATTERS:</u>	
15. EEOC Conference	8
16. Resolution re: Chamber of Commerce Agreement	8,9
<u>AIRPORT MATTERS:</u>	
17. Aircraft Owners' Names and Addresses List	9
<u>TRANSPORTATION:</u>	
18. Review of the Environmental Protection Agency's Transportation Control Plan for South Coast Basin	9,10
19. Establishment of 35 MPH Maximum Speed Limits	10
20. South Bay Corridor Study Steering Committee Progress Report	10
<u>ITEMS NOT OTHERWISE CLASSIFIED:</u>	
21. Resolution re: Work Management Program for Park Services Division	11
22. Resolution re: Preparation of Park Land Use Development Plans for proposed Regional Park (Naval Annex)	11
23. Suggested Policy Change for City obligations	11,12
<u>SECOND READING ORDINANCES:</u>	
24. Ordinance No. 2414	12
25. Ordinance No. 2415	12
<u>HEARINGS - PLANNING AND ZONING:</u>	
26. EA 73-81, Phillip Nicholson (TT 26507)	13-20
27. ZC 72-10, Phillip Nicholson	21-24
28. Tentative Tract No. 26507, Phillip Nicholson	21-24

Ava Cripe
Minute Secretary

i.

City Council
August 7, 1973

<u>SUBJECT:</u>	<u>PAGE</u>
<u>ROUTINE MATTERS:</u>	
28. Expenditures in Excess of \$300	25,26
29. Award of Contract - 2 Compact Pickup Trucks	26
30. Award of Annual Contracts - Asphalt Plant Mix; Crushed Rock and Sand; Road Oils and Emulsions	26
31. Notice of Completion - Demolition and Site Clearance, Delthorne Park	27
32. Notice of Completion - Storm Drain Facilities in Various Locations	27
33. Award of Contract - Del Amo Boulevard	27
34. Claim of Monica and Jamie Fong	27
35. Claim of Mary Kinimaka	27
36. Claim of D.A. Wright	27
37. Award of Contract - Storm Drains, 233rd to 235th	27
<u>ORAL COMMUNICATIONS:</u>	
38. Councilman Brewster re: reports on department heads	28
39. Councilman Sciarrotta re: legislation status	28
40. Councilman Surber re: cost of Landscaping Assessment District preliminaries	28
41. Councilman Surber re: Police Explorer Scouts	28
42. Councilman Surber re: Maricopa Street traffic	28
43. Councilman Wilson, praise for City Manager Ferraro	28

Adjourned at 12:00 Midnight to Monday, August 13, 1973,
at 7:00 P.M.

#

Ava Cripe
Minute Secretary

ii.

City Council
August 7, 1973

August 7, 1973

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, August 7, 1973, 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:

Mr. Carl Backlund led in the salute to the flag.

4. INVOCATION:

The invocation, as follows, was given by Councilman Wilson:

"OUR DEAR HEAVENLY FATHER, AGAIN WE COME TO ASK THEE FOR GUIDANCE AND DIRECTION IN OUR DELIBERATIONS THIS EVENING. WE PRAY, O GOD, A SPECIAL BLESSING UPON EACH WHO ARE HERE, UPON EACH OF OUR CITIZENS OF THIS CITY, THIS STATE, AND THIS NATION. WE GIVE THANKS FOR THY CONTINUED BLESSINGS; THIS, WE PRAY, IN THY NAME."

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved for the approval of the minutes of July 17, 1973, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

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

1. City Council
August 7, 1973

any such resolution or ordinance in regular order. The motion was seconded by Councilman Uerkwitz; roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:

No reports.

PRESENTATIONS:

9. Presentation from Minolta Corporation to Mayor Miller.

Mrs. Carrie Latteri was present to introduce Mrs. Naomi Frick, Minolta Corporation. Mrs. Frick, in turn, gifted Mayor Miller with a plaque of appreciation from her company for his contribution to their ribbon-cutting ceremonies.

COMMENDATIONS:

10. Plaque for Carl L. Backlund, Retired Torrance Postmaster.

The contributions of Mr. Backlund, both as a community leader and as Torrance Postmaster, were lauded by Mayor Miller, followed by presentation of a plaque reciting Mr. Backlund's achievements. Mr. Backlund accepted same, with much pleasure.

#

STREETS AND SIDEWALKS:

11. CONSTRUCTION OF PRAIRIE-MADRONA AVENUES BETWEEN TORRANCE BOULEVARD AND 190TH STREET.

RECOMMENDATION OF CITY ENGINEER:

1. That the City Council find that the project will have a significant effect on the environment, but that the need for the proposed improvement surpasses any possible adverse effects.
2. That \$1,060,000 in 2106 Gas Tax Funds and \$1,041,000 in 2107 Gas Tax Funds be appropriated for construction of the referenced project.

Following a detailed Staff presentation by C.E. Associate Bourbonnais, Mayor Miller invited comments from the audience.

First to speak was Mr. John LaResche, 3634 West 228th Street, representing the Torrance Heights Civic Association, who stated their feelings that the adverse effects of the subject project are primarily traffic safety, and increased noise and air pollution -- of further concern is the EIR reference to the resultant blight where the project passes single family residential areas. Specifically noted by Mr. LaResche were the EIR recommendations as to the mitigation thereof, as well as the further finding that, minus mitigation, homeowners will attempt to sell their homes, with difficulty, in the face of declining property values; entrepreneurial pressures for zone changes and lot consolidation; conversion of homes into rental properties; high turnover rates in rentals, with absentee ownership increasing; and upkeep of properties declining until the area becomes one of blight.

It was the recommendation of Mr. LaResche that the City give consideration to the EIR-suggested service road. Further, per the EIR, "Enact a program of active specific land use planning. Since the only other feasible alternative would require the acquisition of properties, it would be an excellent opportunity for lot consolidation and the actual development of a workable plan to create a more desirable environment." Mr. LaResche stated that the foregoing sounds like urban renewal to him; it probably would be cheaper to buy the land for the frontage roads than to go through another urban renewal project -- the last one took 25 years to get through.

(It was specifically pointed out by City Attorney Remelmeyer at this point in the meeting that consideration at this time is limited to the area between 190th Street and south of Torrance Boulevard, and represents only Phase I of the project.)

Mr. William Largent stated that many Torrance residents are opposed to "making Prairie-Madrona an expressway to the hills" -- and the project, therefore, should terminate at Sepulveda. Mr. Largent then referred to PTA protests, of record, regarding Phase II and the need to protect single family residences, by every available means.

3.

City Council
August 7, 1973

The PTA Executive Board petition, bearing 26 names, was entered into the record by City Clerk Coil, as follows:

"We, the undersigned, as homeowners, residents, and parents, are very concerned about the Prairie/Madrona Street Project. If the project is in reality a necessity, we feel that certain measures must be taken to protect our property, families, and children. We can see, to some extent, the need for such a project with the proposed San Diego Freeway off-ramp change onto Prairie within the next couple of years -- however, we wonder if all the progress is worth all the losses that will be suffered by residential areas affected by the project in the City of Torrance. We feel this project is only a temporary solution to the increasing traffic problems of today. We are not convinced that the project will alleviate the traffic problems on Crenshaw and Hawthorne Boulevards; we wonder how soon it will be before there will be a traffic problem on Crenshaw, Hawthorne, and Prairie/Madrona because of the availability of another access to the big shopping centers in Torrance.

"May we quote from Environmental Impact Report, Exhibit C, comments from the City's Finance Department: 'The only economic impact is the lowering of property values in adjacent residential areas. From the City's financial standpoint this should be more than offset by increased sales taxes from better traffic circulation.' The increased sales taxes will not be because the traffic circulation is better; it will be because there will be more traffic.

"With reference to Page 64 of the Environmental Impact Report, as homeowners, and in many cases, long time residents of Torrance, we would resent our property values being sacrificed in favor of increased revenues from new and established businesses. We live in Torrance because we like it, and want to. We do not want to be forced to sell our homes because traffic noise and air pollution have no longer made it desirable as a residential area. Provisions must be made to protect us from the additional noise and air pollution. We are not convinced of the necessity of such a project or the need of such surface street in the coming years -- with the talk of gasoline shortages and rationing.

"We, therefore, feel that the following requests are not unreasonable, and are for the safety and well being of our families, children, and property:

"1. Provide service streets on both sides of Prairie Avenue from Artesia to Sepulveda where homes, schools and churches are adjacent.

"2. Provide screened overpasses at all schools where any increase in traffic will endanger the lives of our children.

"3. Provide sidewalk and bike paths along both sides of Prairie Avenue to insure the safety of our children.

"4. Provide air conditioning and purification systems for the necessary schools so that the noise level will not impair our children's learning ability.

"5. Provide sound walls and landscaping to alleviate noise and air pollution for all residential areas and schools adjacent to Prairie/Madrona.

"6. Provide an additional signal at 177th, 178th, connecting service road between 176th and 178th Street.

"We firmly support the solutions submitted in supplemental to the Environmental Impact Report, Prairie/Madrona Street Project EA 73-79, and strongly urge that these solutions be adopted as part of the project."

At this point, a MOTION was offered by Councilman Wilson: That Staff be instructed to study the feasibility of the recommended service road, and like suggestions, in the preparation of Phase II. The motion was seconded by Councilman Sciarrotta; there were no objections, and it was so ordered.

Next to speak was Mr. Ed Parker, 21504 Madrona, who noted EIR findings relative to problems surrounding the subject project, particularly noting the problem of pollution -- it was Mr. Parker's recommendation that consideration be given to a concerted effort to require the large number of automobiles and motorcycles now operating in violation to install legal mufflers. It was added by Mr. Parker that it does not seem reasonable or necessary that citizens be forced to endure the loud noises day and night when legal, quiet mufflers are available.

Mr. James Frye, 3424 West 229th Street, recommended that there be only one entrance into the service road for each residential area, rather than to each street -- fast traffic would thereby be curtailed, and provide safety for the area. It was the consensus of the Council that this be evaluated in the Phase II considerations.

Mrs. Chris Allen, 2112 - 238th Street, expressed concern as to the increased noise, air pollution, and the safety factor, and the problems that will be presented to the affected schools. It was the expressed hope of Mrs. Allen that the PTA recommendations presented earlier would be included in the plans of the project -- it was her further hope that the street would be designated as a non-truck route. Mrs. Allen also indicated concern regarding the safety factor while the project is under construction, and urged the City to plan and include the best possible safety precautions for each Phase.

City Manager Ferraro advised that a communication had been received from Superintendent of Schools Jones this date advising that the Board of Education noted that approval of the Prairie/Madrona Project would prove very costly to the School District, and it is their request that the City bear such cost. It was their further request that a meeting with School Board/Council representatives be arranged, following Council action at this time. It was agreed that Councilmen Sciarrotta, Surber, and Uerkwitz would serve as representatives in this matter.

MOTION: Councilman Wilson moved for approval of Staff recommendations 1 and 2 on Item #11, with appropriation of Gas Tax Funds as requested. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

It was clarified by C.E. Associate Bourbonnais, at a question from Mayor Miller, that Staff will return with a study regarding the service road concept, following which the project will go out to bid. It was the direction of the Council that there be public notification when this item appears on the agenda, particularly the affected neighborhood, and, further, that there be like notification when Phase II and Phase III are presented to Council.

12. RESOLUTIONS re: Application for State Funds for portions of the Prairie-Madrona Project and Appropriation of Gas Tax Funds to the project.

RESOLUTION NO. 73-158

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING AN ALLOCATION OF STATE PARTICIPATING FUNDS FOR THE REMOVAL AND RELOCATION OF THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY TRACKS IN ORDER TO ELIMINATE GRADE CROSSINGS AND DECLARING THAT NECESSARY CITY MATCHING FUNDS ARE AVAILABLE.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-158. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

RESOLUTION NO. 73-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING AN ALLOCATION OF STATE PARTICIPATING FUNDS FOR THE CONSTRUCTION OF A GRADE SEPARATION ON PRAIRIE AVENUE AT THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY TRACKS AND DECLARING THAT NECESSARY CITY MATCHING FUNDS ARE AVAILABLE.

Councilman Surber moved for the adoption of Resotution No. 73-159. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

SEWERS AND DRAINAGE:

13. RESOLUTION re: Proposed Agreement with County Sanitation District No. 5 of Los Angeles County for use and maintenance of sewers.

RESOLUTION NO. 73-160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND

6.

City Council
August 7, 1973

ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY REGARDING THE SANITARY SEWER SOUTH OF 238TH STREET IN HAWTHORNE BOULEVARD, PACIFIC COAST HIGHWAY, ALLEY EAST OF WARD STREET, ALLEY NORTH OF 244TH STREET, WARD STREET, 244TH STREET, ALLEY EAST OF WARD STREET, ALLEY NORTH OF NEWTON STREET, MADISON STREET, EASEMENT IN FUTURE BLUFF STREET, HAWTHORNE BOULEVARD TO APPROXIMATELY 160 FEET SOUTHERLY OF BLUFF STREET AS SHOWN ON SKETCH MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-160. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

BUILDINGS, STRUCTURES AND SIGNS:

14A. ARCHITECTURAL WORK - Fire Station No. 3.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the contract with Harrison & Wolfe, Architects, for Fire Station No. 3, be amended in the amount of \$2,000 so that the plans and specifications may be changed to reflect the suggested changes of the Fire Department (per August 2, 1973 communication) and seismic requirements necessary to resist a major earthquake.

RECOMMENDATION OF FINANCE DIRECTOR:

Approval of this item should include an appropriation of \$2,000 from the General Fund Unappropriated Reserve. Later, if the architectural fees for this Station are included with the costs to be borne under the lease-back arrangements, the \$2,000 will be returned to the Unappropriated Reserve.

MOTION: Councilman Sciarrotta moved to concur with the above recommendations of the Building and Safety Director and the Finance Director. His 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 stated).

REAL PROPERTY:

14B. RESOLUTION re: Agreement with Atchison, Topeka and Santa Fe Railway for the construction of an overpass structure for proposed Prairie-Madrona Avenue.

RESOLUTION NO. 73-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST

AN AGREEMENT BETWEEN THE ATCHISON, TOPEKA
AND SANTA FE RAILWAY COMPANY AND THE CITY
OF TORRANCE FOR THE CONSTRUCTION OF AN
OVERPASS STRUCTURE FOR PROPOSED PRAIRIE-
MADRONA AVENUE.

Councilman Wilson moved for the adoption of Resolution No. 73-161. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

FISCAL MATTERS:

15. EEOC CONFERENCE.

RECOMMENDATION OF CIVIL SERVICE COMMISSION:

That Council approve the attendance of the Chairman of the Civil Service Commission and the Executive Officer to attend a half day session on August 8, 1973 in San Francisco on the "State and Local Government Information Report EEO-4".

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Civil Service Commission. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

16. AGREEMENT BETWEEN THE CITY AND THE CHAMBER OF COMMERCE FOR THE PERFORMANCE OF SPECIFIED PROFESSIONAL SERVICE TO THE CITY FOR THE FISCAL YEAR 1973-74.

RECOMMENDATION OF CITY MANAGER:

That Council adopt the subject resolution authorizing the execution of the subject agreement with the Chamber of Commerce in accordance with terms and conditions as stipulated in the contract, and authorize the transfer of \$3,000 within the City budget as recommended.

RESOLUTION NO. 73-162

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY AND THE TORRANCE AREA CHAMBER OF COMMERCE FOR THE PERFORMANCE OF SPECIFIED PROFESSIONAL SERVICES TO THE CITY FOR THE FISCAL YEAR 1973-74.

Councilman Wilson moved for the adoption of Resolution No. 73-162; the motion was seconded by Councilman Armstrong.

Prior to roll call vote on the motion, Councilman Uerkwitz indicated his reservations regarding the increased cost, minus any increase of duties, for fiscal year 1973-74, and reiterated his previous requests that an itemized contract be provided. It was added by Mr. Uerkwitz that he has no objections to the Chamber's function; his disagreement is the manner in which the dollars were arrived at. Assistant City Manager Scharfman advised that revised accounting measures are underway by the Chamber, per Page 3 of subject contract.

8.

City Council
August 7, 1973

Discussion ensued regarding the increased cost of Chamber services, the scope of the service provided, etc.

Roll call vote to adopt Resolution No. 73-162 was unanimously favorable.

AIRPORT MATTERS:

17. CONSIDERATION OF PROPOSAL TO RELEASE THE AIRPORT'S LIST OF AIRCRAFT OWNERS' NAMES AND ADDRESSES TO COMMERCIAL BUSINESSES FOR SALES ADVERTISEMENT PURPOSES.

RECOMMENDATION OF COUNCIL TRANSPORTATION COMMITTEE:

That name and address lists of airport owners, tenants and users maintained by the Airport shall not be released for commercial or advertising purposes.

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

TRANSPORTATION:

18. REVIEW OF THE ENVIRONMENTAL PROTECTION AGENCY'S TRANSPORTATION CONTROL PLAN FOR THE SOUTH COAST BASIN.

Associate Traffic Engineer Glass provided a detailed report on the status of the subject matter, noting the EPA hearing scheduled for Thursday, August 9th, and the need for City of Torrance input at that time.

The following recommendations, for Council approval, were offered by Mr. Glass:

1. That the City basically concur and support the Task Force Report; and
2. That the City Council authorize the Mayor to send a communication to the EPA and SCAG expressing the City's position.

Council discussion followed.

Noted by Councilman Surber was the substantial impact of the subject report on "people" -- in his opinion, the people, therefore, should have an opportunity to vote in this matter.

Mayor Miller stated that there appears to be a "second meaning" in all this -- it would seem that the Federal Government and the Air Quality Control Act is forcing a showdown with the automobile industry; the conditions that have been made are impossible to live with.

Concurrence was indicated by Councilman Uerkwitz who further commented that, however, for the Federal Government to react properly, it must know the reaction of the public -- it is, therefore, necessary that the City of Torrance be in a position to reflect the feelings of most of the people -- preferably by way of verbal presentation.

In agreement that City of Torrance protest be voiced on August 9th were Councilmen Armstrong and Sciarrotta.

MOTION: Councilman Sciarrotta moved to concur with recommendations 1 and 2 made by the Associate Traffic Engineer. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Councilman Brewster expressed his disappointment that those agencies which purport to represent local cities in the County did not communicate with them at all on this subject -- specifically, SCAG and the League of California Cities who did nothing to get the EPA report out to the cities and to solicit their comments. The report as finally developed downtown by those agencies, with much modification, was sent to one of the agencies for final typing, and came out apparently not totally to everyone's satisfaction or understanding, per Mr. Brewster, and certain signators to the Task Force Report will not materialize.

It was the further observation of Councilman Brewster that where it was an ideal opportunity for this community and others in this area to work together to respond to the Washington edict, it somehow failed to happen properly, whatever the fault -- in any event, the City of Torrance can make an appearance on August 9th and go on record for the people of this community.

It was noted that City of Torrance representation will be provided by Councilman Armstrong and Associate Traffic Engineer Glass at the August 9th meetings.

19. ESTABLISHMENT OF 35 MPH MAXIMUM SPEED LIMITS.

It was the request of City Attorney Remelmeyer that Item 19 be withdrawn, to be returned at a later date. Mayor Miller ascertained that there was no one present who desired to speak in this matter.

Councilman Surber moved to hold Item #19 for two weeks. The motion was seconded by Councilman Armstrong; there were no objections, and it was so ordered.

20. SOUTH BAY CORRIDOR STUDY STEERING COMMITTEE PROGRESS REPORT.

Councilman Uerkwitz provided the subject Progress Report, and noted the need to appoint an Alternate, as well as the need for Council approval of an allocation of \$100 to the South Bay Corridor Study Steering Committee to establish a fund for the Committee's secretarial functions. It was the unanimous consensus of the Council that Councilman Surber should serve as Alternate, and the following action resulted:

MOTION: Councilman Sciarrotta moved that Councilman Surber serve as the Corridor Study Committee alternate; further, that the \$100 allocation be approved. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ITEMS NOT OTHERWISE CLASSIFIED:

21. RESOLUTION re: Work Management Program for Park Services Division.

RESOLUTION NO. 73-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND KAPNER, BOGENRIEF & WOLFBERG, INC.

Councilman Sciarrotta moved for the adoption of Resolution No. 73-163. His motion, seconded by Councilman Wilson, carried, with roll call vote as follows:

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

22. RESOLUTION re: Preparation of Park Land Use Development Plans for the proposed Torrance Regional Park (Naval Annex).

RESOLUTION NO. 73-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND RIBERA & SUE, LANDSCAPE ARCHITECTS, FOR THE PREPARATION OF PARK LAND USE DEVELOPMENT PLANS FOR THE PROPOSED TORRANCE REGIONAL PARK.
(Naval Annex)

Councilman Armstrong moved for the adoption of Resolution No. 73-164. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

An affirmative vote was cast by Councilman Uerkwitz on confirmation that there will be night-lighted baseball fields.

MOTION: Councilman Sciarrotta moved to approve an appropriation of \$2,500 from the \$100,000 funding from the Park and Recreation Facilities Tax Fund as provided in the 1973-74 budget for additional open space and park land acquisition. The motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

23. SUGGESTED POLICY CHANGE FOR PAYMENT OF CITY OBLIGATIONS.

RECOMMENDATION OF CITY TREASURER:

That the following be enacted: Demands approved by the City Council for payment will be issued on the Friday following each regular Council meeting. This procedure is to be established on a 90-day trial basis, and if found to be beneficial will be performed as a matter of policy without further Council action.

11.

City Council
August 7, 1973

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the City Treasurer. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

24. ORDINANCE NO. 2414.

ORDINANCE NO. 2414

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 VAN NESS AVENUE AND 182ND STREET, AND DESCRIBED IN ZONE CHANGE 73-6.

(Torrance Planning Commission)

Councilman Wilson moved for the adoption of Ordinance No. 2414 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

25. ORDINANCE NO. 2415.

It was noted by Councilman Brewster that he had ABSTAINED at the first reading of Ordinance No. 2415 (the cover letter erroneously indicating a "no" vote by him) for the reason that he was not in attendance at the Personnel Session when this matter was discussed.

ORDINANCE NO. 2415

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART XI OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION FOR THE CITY MANAGER, CITY CLERK, CITY TREASURER, AND OTHER EXEMPT EMPLOYEES AND ADDING A NEW PART XI DEALING WITH THE SAME SUBJECT.

Councilman Wilson moved for the adoption of Ordinance No. 2415 at its second and final reading. The motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Sciarrotta, Wilson, and Mayor Miller.
 NOES: COUNCILMEN: Surber (reasons previously stated); Uerkwitz.
 ABSTAIN: COUNCILMEN: Brewster.

It was the comment of Councilman Uerkwitz that he wished to change his vote at this second reading of the ordinance, for the reason that had the ordinance been broken down, by groups, it would be acceptable; however, since it is all combined, it is necessary to express his concern about the compression of salaries, forcing an increase year after year, by way of a "NO" vote in the record.

#

12. City Council
 August 7, 1973

The hour being 7:15 P.M., Councilman Sciarrotta moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

A 10-minute recess was ordered by Mayor Miller at 7:16 P.M.

#

HEARINGS - PLANNING AND ZONING:

26. EA 73-81 PHILLIP NICHOLSON (TT 26507).

Appeal of the Environmental Review Board's action approving the Environmental Impact Report on the proposed subdivision of property located south of Winlock Road between Hawthorne and Crenshaw Boulevards.

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 -- EA 73-81, appealed to the Council by Councilman Brewster. It was noted by Councilman Brewster that he had no specific objection or comment to make on the report, but had received a request from the Walteria Homeowners Association who felt that there were portions which were inadequate and that same be appealed. It was added by Councilman Brewster that he likewise felt that the subject Environmental Impact Report should be before the Council at the same time as the zoning hearing.

At the request of Mayor Miller, Environmental Review Board Chairman Scharfman outlined the circumstances of TT 26507 which necessitated an EIR, noting the fact that the EIR is not concerned with the merits of the project, the only concern being that of the possible impact of the project upon the environment. Mr. Scharfman then clarified avenues of procedure for the Council.

Those desiring to speak on the Environmental Impact Report for TT 26507 were invited by Mayor Miller to do so at this time.

Mr. Paul Slonecker commented that the public has become "guinea pigs" at this time in that the Council is dealing with a situation which has before been faced and evidence of an overall lack of knowledge. It does not seem appropriate to have a "first run" on a project so important to the people of Walteria as this, per Mr. Slonecker.

Representing the Walteria Homeowners Association, Mr. Charles Clark, 3023 Winlock Road, stated that the subject EIR is a very sketchy report, a report which glossed over issues, and the direct influence on the people was not brought out -- there is need for a further study.

The next speaker was Mrs. Diane Davis, 2936 Winlock Road, and, in view of her lengthy, prepared comments, it was the direction of Mayor Miller that they appear verbatim in the minutes of this meeting.

Statement by Mrs. Diane Davis:

"In January, 1973, I was contacted by Ms. Lee Title of the Torrance Planning Department. Ms. Title informed me that the City had employed by way of contract the firm of Reynolds and Associates to prepare an EIS on the Battram Tract (TT 26507 -- ZC 72-10). I was given a week to ten days to prepare any statement or comments I wished to make regarding the EIS. I was also instructed not to contact the firm directly, but rather through the City, and they would forward any materials I submitted to Reynolds and Associates.

"I did prepare a statement, along with some geological information, etc. However, when the EIS was published none of this material appeared in the document with the exception of three pages listing the trees found on the berm, their condition, etc. The suggestions I made were touched on; however, obviously not by experts in some segments.

"Again in March we had a chance to make comment on the EIS. Again we were given a week and told this was probably our last chance to make comments and have them included in the EIS (the same thing was told to us in January). The Homeowners Association reacted with written materials (as well as a number of citizens) in the area.

"In late May we again received notice -- this time by mail. We were given 30 days to submit any comments on the EIS in writing or we could appear before the ERB and make our comments in person. Since most of those interested had already submitted materials on two occasions, there was very little written material submitted -- however, Mr. C. Clark and myself spoke at the ERB hearing, and expressed our differences with the EIS as submitted. It was at this meeting we learned the materials submitted in March were not forwarded -- in fact, the Secretary of the ERB claimed we did not submit anything, and Reynolds stated he had received no such materials as described. The hearing was held over, and at the close of the hearing I went to the Planning Department files of Ms. Lee Title and pointed out the material to Mr. Reynolds. He still maintained he had never seen the material, and it had not been submitted to his firm.

"On June 27 the second meeting of the ERB was held. The missing homeowners material was entered into the record, and the Board made comments, then opened the meeting. I reiterated my comments of the June 20th hearing. On July 11 the final hearing was held before the ERB. Additions were made to the EIS and termed Addendum. This was a closed hearing, and no one was afforded a chance to comment on the Addendum materials.

"So tonight I will again express my opinion of the inaccuracies and inadequacies of the EIS as submitted, even with the Addendum:

"Materials missing from the EIS are:

"A. Transmittal letter and accompanying report by Mrs. John M. Davis, Jr. dated February 6, 1973. Sections of this report appear; however, I feel the report in its entirety should be a part of this EIS.

"B. Letter from Mr. Martois dated December 15, 1972.

"Page 4 - A:

Change 125-acre parcel to correct figure -- 130.6 acres.

EIS: '...The property on the east has a 10-million gallon underground water reservoir.' This statement leads you to believe the only neighbor to this project on the east is the reservoir -- in fact, there are approximately 1000 multiple family apartment units in addition to an R-1 residential area.

"Page 5 - Exhibit #1:

This map is misleading as it suggests or shows the Torrance Freeway (proposed). In fact, this freeway is non-existent and most probably will not exist to alleviate the traffic problems of this area.

"Page 7:

What is the net acreage? Having stated in PPl of this page an elevation differential of 150 ft., it is expected considerable acreage will be lost to slope, not to mention gross acreage figures taken in streets, etc.

Statement - EIS: 'The gross density of the development will be 5.1 units per acre.'

"Exhibit G - Page 6:

'The development as constructed will have an average residential density of 6.18 units per acre -- With respect to open space, there will be a total of 43.88 acres of landscaped open and recreational area, out of the total of 120 acres included in the residential development site.'

These figures are conflicting. There is no breakdown to indicate what is included in the 43.88 acres of open and recreational acreage. If there is 130.6 total acreage, 43.88 open space, recreational, etc. and ten acres in commercial, that leaves 76.72 acres for residential development. On this 76.72 acres the proposal is to build 666 units -- this gives you in the neighborhood of 8 to 9 units per acre. If you then subtract whatever the acreage for streets and public dedicated lands, the density increases even more.

"Page 10 - PP 3:

'....a landscaped berm on the south between 15 to 30 feet high and from 75 to 150 feet wide;'

On the north side of the property adjacent to Winlock Road homes, there is a berm -- however, it is considerably more than 15 to 30 feet high.

"Page 6 - Exhibit G:

'The berm which currently rises an average of 30 feet.....'

"Exhibit G - Berm:

'The removal of the existing berm; its reconstruction as a compacted slope bank to elevations as shown on the enclosed plans; and landscaping will take place in the first three months of grading operations.'

For some strange reason there seems to be no documentation as to the height of the berm. If there is an elevation map available showing the current height, it should appear in this document. This was discussed at the ERB hearings -- however, the height, according to its present status, was not mentioned in figures.

"Page 9 - PP 2:

This paragraph describes the south side and west side but fails to describe the green belt area (berm) and the 500 or so trees that exist there now, but will be destroyed by the grading operation during construction of the project. This is the most scenic portion of WALTERIA, and the berm serves as a buffer to the residents on the north side of the property. In 1972 Chandler's cooperated with the homeowners association and planted, at great expense, several hundred shrubs and green areas as well as a sprinkler system to maintain the landscaped area.

"Page 10 - CONTRADICTION:

'Generally, water on the site drains in a northeasterly direction and is retained within the site.'

"Page 11:

A report of the L.A. County Flood Control District says that, 'the westerly portion of the subdivision area lying in and adjacent to the natural drainage course is subject to frequent flood hazard by reason of overflow, erosion, and deposition of debris. The remaining portions of the area lying in and adjacent to points of drainage concentration are also subject to frequent flood hazard by reason of overflow, erosion, deposition of debris, and inundation.'

"A-115:

Our objections to the approval of this TT map, as indicated in our letter of September 5, 1972, have been resolved, based upon further discussion with our County Counsel.

"Page 12 - PP2:

'The northeastern portion of the proposed development is underlain by Pleistocene deposits of sand and gravel that are compact but incohesive. The deposits are at least 400 feet thick.....'

No comments were made as to the effect on this 'compact but incohesive' soils during a tremor from the fault in the vicinity or from another earth movement elsewhere.

"PP1 - Page 14:

'The 80-acre sand quarry is generally void of vegetation and wildlife.'

The sand quarry is not 80 acres. The correct figure is somewhere less than 60. While the leasehold includes 80 acres, the berm and P-1 area, which according to the conditions of the variance cannot be mined, consists of 28 acres as previously stated in this report.

"PP2:

The P-1 area and berm is heavily populated by various types of rodents, snakes, lizards, birds, and wildlife. However, on an animal head count escapade there were various types of larger animal life on the southern section and untold numbers of birds as listed in a report submitted by myself on this EIS the early part of this year (Parts of this report appear in this EIS).

"CLIMATE - Page 15:

Obviously, at my suggestion, someone studied the meteorology of Torrance. It is a known fact that the weather conditions of WALTERIA and the rest of Torrance differ considerably. WALTERIA is skipped over

by the fog condition when the rest of Torrance is fogged in. It would be worth the time and effort to have a complete meteorological study of Walteria over the past five years to determine its true climate.

"Page 23:

'The site consists of undeveloped hills; however, two-thirds have been excavated for sand and gravel.'

'Two-thirds' should be subtracted to less than half as the actual mined area consists of only 60 acres and the total acreage is 130.6.

"Page 26:

There is no mention of the traffic volume north of PCH. Are we going to only allow the residents of this tract to use Hawthorne and Crenshaw Boulevards south of PCH? This is misleading and gives you the impression these cars are going to disappear when they reach PCH.

"Page 32 - PP2:

This paragraph leads you to believe the gravel trucks emission are the same as an estimated 1,235 private automobiles. '...when the gravel pit ceases operation, the gravel truck emissions will cease at the site area.' And be replaced with 1,235 automobiles.....

"Page 33 - PP3 Incorrect.

'...The 20 acres of undeveloped hills in the south will be lost to grading and development....'

If the leasehold, including the berm, is 80 acres, then there is remaining acreage to the south and west of 50 acres. THIS FIGURE IS REACHED BY SUBTRACTING 80 FROM 130 EQUALS 50!

"Page 34 - PP 1:

'The berm will be graded and restored with introduced vegetation.'

How much vegetation will be introduced? There is currently over 20 acres of low growing ground cover and over 500 trees. How much introduced vegetation will there be to offset the destruction of this green belt?

"Page 35 - PP3:

'When the tract is fully developed, residents may expect an increase in automobile traffic on Crenshaw Boulevard, and a reduction of truck traffic, the latter due to elimination of the trucks formerly serving the Chandler operation. The noise level will increase to 73-74DBA.'

According to this page of information, we can expect Crenshaw Blvd. to be more noisy than the Torrance Airport.

"Page 38:

'It is likely that students attending these latter schools will have to be provided with transportation.'

Nowhere in the EIS or the Addendum thereto is there a cost analysis for busing of these children to Riviera and Newton Schools.

"Page 45 - PP2:

'The estimated population of 2,725 in this tract would produce approximately 3.3 tons of refuse daily, based on the average production of 2.5 pounds per person per day. The impact of this added trash to the daily load of 4,400 tons at the Sanitary Landfill is minimal.'

'The impact is minimal...' is probably a true statement since the projected life expectancy of the PV County Landfill is 1977. Some say that we will be lucky to have this landfill available through 1975.

"Page 45 - PP2 - REFUSE:

Consideration should be given to the problem of refuse while grading and construction are being conducted. The Water Quality Control Board has stated that the on-site material -- trees, wood, grass, and greenery -- must be removed from the site to protect the water quality. Surely clearing 130.6 acres will have some effect on the Sanitary Landfill.

The figures I received by phone on June 20, 1973 from County Sanitation District differs with those listed in the EIS. The amount of refuse varies at the time of year. Spring it is heavy due to yard work being conducted. The figure of 2-4 lbs. per day also depends on the income level. This figure was given for apartments -- however, much more is anticipated for the single family residences, and if you take the per capita figure of 8.5 to 10 lbs. per person per day it is considerably more than the 3.3 tons listed in this report.

(ENVIRONMENTAL HEALTH PROBLEMS, a publication of:
U.S. Department of Health, Education, and Welfare.)

"Page 17 - PP2 - SOLID WASTES:

THE PROBLEM

In our affluent society, the increased generation of solid wastes is becoming a critical problem.

In 1920, on a daily per capita basis, 2.75 pounds of solid wastes were collected routinely; today, this figure has grown to 5.3 pounds, and by 1980 it is estimated that 8 pounds of solid wastes will be collected for each person daily.

WATER AND WASTE MANAGEMENT PROGRAM - A Technical Report for the
Los Angeles County General Plan.

July 1, 1971.

'The people of Los Angeles County generate an average of seven pounds of refuse per person per day, or more than 25,000 tons of refuse per day.'

"Page 52:

'If the pit were to be closed, sand would be obtained from the Lomita-Narbonne pit which has a residual life of 15 years.'

Where did this information originate? Since no reference is given it is hard to determine if they pulled it out of a hat or thought it up. At any rate, it is my understanding from the operators of these two mining properties that seven years is closer to the correct figure as far as the life expectancy of the Narbonne pit, and that life could be shortened by the premature closing of the Torrance pit.

Surely the makers of this EIS are not so naive as to believe the cost of 25¢ per ton increase would be all the increase when this pit is closed. The simple logic of supply and demand, along with the inflation costs, would change the costs of importing sands and materials for city buildings and street maintenance.

"Page 47:

'Although some residents of these areas do not oppose the project..

At this point the makers of this EIS chose to include in this document certain statements of Mr. Glenn T. Zachary, made before the Torrance Planning Commission December 13, 1973. While I believe Mr. Zachary and any other individual has the right to make whatever statements or comments they may desire, I feel that an EIS is neither the time or the place for personal recriminations against the people of an area whether such comments are true or untrue. The specific instructions I received from the City Planning Department were to keep my comments on a technical basis. Had I

not received such instructions I would have still maintained an air of technicality on the subjects to which I felt somewhat knowledgeable. Much work, time, and money has been spent by myself and the WHOA over the past years in preparing and commenting on the EIS for TT 26507. At no time have we made personal comments in the documents against the developer or any proponent of the development. I regret having to include this statement as part of my statements on the adequacy and accuracies of this EIS -- however, I feel a great injustice will be done to the City of Torrance and the people of Waleria if these personal comments of Mr. Zachary's are not removed from this document.

This EIS will be the 'First' for the City of Torrance. If the personal slams and statements of this individual are allowed to remain as part of this document it will set a precedent to the following EIS, and they will no longer be the technical publication of Environmental Impact as they were intended. I appeal to this City Council -- as I did to the ERB, with little effect -- to remove these statements as part of this document.

The argument was brought forward that these statements showed some of the people were for this development. If the purpose of the writers was to show opposition, there were other people of Waleria who expressed their approval of this project at this December 13, 1972 meeting. These men had no personal comments and kept their remarks to the issue at hand."

(Conclusion of formal statement by Mrs. Diane Davis.)

The next speaker was Mr. Arnold S. Johnson, 2278 West 232nd Street, who deemed the subject EIR incomplete and inaccurate -- there is a need for Planning Commission review and public hearing in the matter of the proposed General Plan Seismic Safety Element before an EIR statement is prepared on the seismic state of the Palos Verdes Fault Zone. There is not conclusive evidence, according to Mr. Johnson, that there is an inactive Fault, as was stated by an Environmental Review Board member on June 27th, 1973, per the minutes of that meeting -- in the event of a large magnitude earthquake, with a hypocenter within the Palos Verdes Fault system, possibly triggered by oil field waterflood, severe damage to multi-story structures, as proposed in TT 26507, could result.

Continuing, Mr. Johnson noted the need for a complete and up-to-date presentation of the record of earthquake epicenters which have been made, or could be attributed, to the Palos Verdes Fault System. He further pointed out that active faults are not identifiable only by surface ruptures; they can be determined in the historical sense by earthquake records.

Mrs. Ruby McKee, 4405 Paseo de las Tortugas, expressed concern for EIS traffic projections and the inclusion thereof of a map showing a Torrance Freeway -- further, the proposed development will be in an area subject to flood hazards. Recent newspaper articles pertaining to an "active Palos Verdes Fault" -- in direct contradiction to EIS conclusions -- were also noted by Mrs. McKee.

Mrs. Arnold S. Johnson, 2278 West 232nd Street, commented on the treatment of proposals for development of the gravel pit as park and open space -- State Guidelines for the implementation of the California Environmental Quality Act of 1970 call for consultation with public agencies having jurisdiction by law; there is no indication in the subject EIR that there has been any serious consideration of recreation alternatives. Recommended reference by Mrs. Johnson: an article in the July/August, 1964, issue of Harvard Business Review entitled "Decision Treatise for Decision Making" by John McGee, an article expanded in Chapter 16 of Russell Archibald's "Network-Based Management Systems".

A resident (name unintelligible) at 24252 Ward Street, noted that the subject location is a slide area -- a condition particularly apparent at the Builders Emporium store.

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

Environmental Review Board Chairman Scharfman reviewed the deliberations of this body, and the resolutions thereof pertaining to the earthquake fault, the berm, etc., specifically noting the 54 conditions imposed by the Planning Commission and the additional 5 ERB conditions. Further pointed out by Mr. Scharfman was the overall input -- the EIR, Commission recommendations, pro and con resident comments, etc. -- for the consideration of the Council in the decision making process.

Council discussion ensued regarding the role of the EIR in its findings, and the fact that such report is the first step to be taken -- the following action resulted:

MOTION: Councilman Armstrong moved to concur with the recommendation of the Environmental Review Board that the subject report be adopted as conforming with the Environmental Quality Act of 1970 in Resolution No. 73-91 of the City of Torrance. The motion was seconded by Councilman Wilson.

Prior to roll call vote, at Councilman Brewster's question, ERB Chairman Scharfman advised that, in his opinion, the Board had adequately addressed itself to the concerns of record, as well as those pointed out at this meeting.

Roll call vote was unanimously favorable.

#

27. ZC 72-10, PHILLIP NICHOLSON. Change of zone from R-1, P-1, L-P, A-1 and C-3 PP to C-5, R-1, R-1 PD, RTH PP and PU on property located between Hawthorne and Crenshaw Boulevards, north of Rolling Hills Estates boundary. PLANNING COMMISSION RECOMMENDS CHANGE OF ZONE PER ATTACHMENT F.

TENTATIVE TRACT NO. 26507, PHILLIP NICHOLSON. Appeal of Planning Commission conditions of approval on a 672-lot subdivision at above location. PLANNING COMMISSION RECOMMENDS APPROVAL SUBJECT TO CONDITIONS (ALTERNATIVE B).

Affidavits of Publication 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 advertised public hearings on ZC 72-10 and Tentative Tract No. 26507, with the request that Staff presentations be the first order of business. Such presentations, graphic and in detail, were provided by Assistant Planning Director Hagaman, Associate Traffic Engineer Glass, Director of Park and Recreation Van Bellehem, and C.E. Associate Bourbonnais.

Specifically noted by Planning Director Shartle was the August 7, 1973 communication: REVISED CONDITIONS ON TENTATIVE TRACT MAP 26507 AND ZONE CHANGE 72-10, BASED UPON LEGAL CONSIDERATIONS, AND RECOMMENDED BY THE CITY ATTORNEY AND ADMINISTRATIVE STAFF.

(The above presentation was concluded at 9:25 P.M., at which time Mayor Miller ordered a 5-minute recess.)

On resumption of the meeting, Mayor Miller invited comments from the audience.

The first speaker, on behalf of the proponent, was Mr. Ralph Martin, Walter Richardson and Associates, 230 East 17th Street, Costa Mesa, who described, assisted by pertinent slides, the concepts employed in the evolvement of the subject development in an attempt to achieve the desired unique project. Community and Council support was requested by Mr. Martin.

Representing the Walteria Homeowners Association, Mr. Charles Clark, 3023 Winlock Road, first noted the loss, forever, of the open space represented by the subject property, and the need for the very best possible development of the land -- be it a park, R-1 development, or townhouses -- with thorough review of every possible alternative. It is the consensus of his organization that the zoning should be R-1 -- no RTH or commercial area. It is the further recommendation of the Walteria Homeowners Association that there be retention of the berm as a buffer, with the stipulation that it be planted and maintained; further, that the berm be taken down after the project is virtually final.

Continuing, Mr. Clark recorded the request of the Walteria Homeowners Association that Madison Street be cul-de-saced; that there be stringent dust, noise, hours of operation, truck circulation, weekend safety, etc. controls -- further, that any requests for relief from any of the conditions set forth be considered only after properly scheduled public hearings have been held.

Mr. Glen Zachary, 2919 Winlock Road, stated that his comments are his own, and have not been cleared with anyone -- he then indicated his approval of the development as it is proposed, deeming it a "beautiful project" and noting the homeowner conferences with the developer to this end. Mr. Zachary then reported on his private community opinion survey via reply postal cards, which revealed the following: 2,232 letters were mailed; a total of 295 cards were returned, with 211 responses indicating "no objections"; 84 cards indicated objections to the proposed development. The subject cards were turned over to City Clerk Coil.

In conclusion, Mr. Zachary recommended Council approval of the commercial zoning, in that it would generally stimulate business in Walteria, and curtail traffic by satisfying the needs of the new community in the area -- it was the further recommendation of Mr. Zachary that Madison Street remain closed; opening of same would be of no benefit to Torrance citizens.

Mrs. Carol Gregory, 3024 Winlock Road, Walteria Homeowners Association, recalled that more than 1500 Walteria residents last year signed petitions in favor of R-1 development only, advocating at the same time that Madison Street not be opened.

Mr. Dennis Browning, 3212 Winlock Road, stated that, in his opinion, R-1 development would be preferable, although he is not opposed to the RTH. Mr. Browning also noted the likely increased costs of sand and gravel, with the closing of this pit; as well as the need to protect natural resources; increased property taxes and the effect on fixed incomes; possible parking space shortages; and expressed his objections to any bussing of school children.

The growth of Walteria and the Torrance Airport in recent years was reviewed by Mr. William Vanderwater, 25315 Weston, as were the "growing pains" of this area -- the proposed plan would seem to be moving into the 21st Century, and will prove to be a prototype for future developments in the South Bay area.

The outstanding climate and particular residences that represent Walteria were commended by Mr. R.W. Merritt, 3112 Winlock Road, who urged that there be R-1 zoning in the subject case. Further comments were made by Mr. Bob Evans, 3220 Winlock Road, who stated that he could see no need for any more commercial development on Hawthorne Boulevard. The president of the Walteria Businessmen's Association also indicated concurrence with the earlier remarks by Mr. Zachary, and recommended approval of commercial zoning on Hawthorne Boulevard.

Speaking at this time, the proponent, Mr. Kenneth Battram, 17422 South Prairie Avenue, indicated overall concurrence with the conditions imposed, with the following exceptions:

Condition #1: "That a 12.5 acre park be dedicated and improved by the developer.... " Mr. Battram indicated their preference for dedication of a 10-acre park, as well as a reluctance to pay for both the development of said park and, the park fees required by City ordinance.

Condition #24: "That the developer install a City-owned street lighting system...." Mr. Battram commented on the costly aspect of this requirement, and requested approval of an Edison-owned system, a more economical arrangement.

Condition #27: "That the required right-of-way to construct Bluff Street directly into Madison Street if it is ever needed, be protected via initial dedication, irrevocable offer to dedicate, building setbacks, etc., subject to the approval of the City Traffic Engineer and the City Engineer." Mr. Battram stated his opinion that Madison should not go through, acknowledging the fact that this is for future considerations, their preference being a cul-de-sac and no right-of-way provided -- however, if such be required by the City, then it is desired to set aside only 60 ft. right-of-way, instead of 84 ft. Mr. Battram added his agreement to set back the commercial development, if approved, in such a manner that the buildings would not interfere with the full 84 ft. right-of-way, were it needed some time in the future.

Condition #28: "That the future right-of-way to be protected for both Bluff Street and for Madison Street within the subject tract be 84 ft. in width, and that the design for this alignment be subject to the approval of the City Traffic Engineer and the City Engineer." Covered in above comments.

Condition #36: "That should the grading concept provide for off-site storm drains in Tandem Way to connect to the major existing facility at Cricklewood Street, the subdivider shall provide inlets to the system within the existing developed area to the satisfaction of the City Engineer and shall cap Tandem Way with a thin asphalt blanket from gutter edge to gutter edge." Mr. Battram noted that there will be no drainage to the existing community to the north and not affecting the drainage patterns at all -- the subject condition was, therefore, deemed somewhat unreasonable.

Condition #49: "That the City should amend the ordinance regulating pickup of trash so as to provide an option for City or private enterprises to pickup trash on condominium developments." It was the opinion of Mr. Battram that the condominium units should be classified as single-family units, and should enjoy the same trash pickup service. Following discussion, it was the consensus of the Council that there be further Staff study regarding this matter, with application of the existing ordinance in the interim.

Approval of commercial development on both Hawthorne and Crenshaw was strongly urged by Mr. Battram who pointed out the merits of same to the City and to the project.

The remaining speakers were Mr. Paul Slonecker who voiced his enthusiastic approval of Walteria, and Mr. Elvin Schoonover who indicated his regret that this large open area would be taken over by houses. It was also stated by Mr. Schoonover that he had not participated in Mr. Zachary's survey, and deemed it an untrue reflection of the feeling of the area.

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

Exhibit A vs. Exhibit B;

Council discussion was directed to areas of concern: / density; the park -- acreage, development fees, park fees; the conditions reviewed by Mr. Battram; etc. The appropriateness of the procedure was questioned by Councilman Brewster; to discuss the conditions presumes that the zoning has been granted, and it is his desire that it be made clear that he has not predetermined that the zoning has been approved; concurrence with this feeling was voiced by Councilman Surber.

It was the ultimate recommendation of Mayor Miller that this matter be referred to an Ad Hoc Committee for review and recommendation, per the above noted areas of concern. Excepted were conditions #27 and #28 re: right-of-way -- Councilman Uerkwitz MOVED to concur with Staff recommendations in this regard. His motion was seconded by Councilman Sciarrotta; there were no objections, and it was so ordered.

There was unanimous concurrence in referral to an Ad Hoc Committee -- members to be Councilmen Brewster, Sciarrotta, and Wilson, and immediate scheduling of a meeting; the Council meeting to be continued to Monday, August 13th.

It was the request of Deputy Fire Chief Sprout, at this point, that in the event of approval of Alternate A, there be a low planted area between the road directly south in order that fire equipment might cross from the old tract into the new tract. There were no objections.

MOTION: Councilman Surber moved to continue agenda item #27 to Monday, August 13, 1973, at 7:00 P.M. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

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

#

ROUTINE MATTERS:**28.** EXPENDITURES IN EXCESS OF \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$759.14 to Johnny Gillette Tire Company for necessary tire repair and recapping service, as requested by the City Garage.
2. \$3977.65 to Tektronix, Inc. for one only Tektronix Spectrum Analyzer Communication System, as requested by the Communications Division to test and repair City radios.
3. \$824.51 to California Book Supply for 91 adult books, as requested by the City Librarian.
4. \$451.45 to Arco Publishing Company, Inc. for 96 adult books, as requested by the City Librarian.
5. \$2029.93 to Keuffel & Esser for an annual contract to supply various types of Engineering reproduction paper, as requested by the Engineering Department.
6. \$629.22 to Vanier Graphics Corporation for 20,000 printed City of Torrance voucher-warrants, as requested by the Finance Department.
7. \$1245.03 to Johnson Stationers of Torrance for two filing cabinets; one only storage cupboard; two tables; two desk extension units, as requested by the Finance Department -- and nine chairs, as requested by the Police Department.
8. \$630.70 to Western Water Works for 200 only 3/" lead to copper pipe adapters and 50 each 1½" valves, as requested by the Water Department.
9. \$475.09 to Howard Supply Company for 500 feet of 6" galvanized pipe, as requested by the Water Department.
10. \$692.12 to Western Water Works for 58 various size water pipe repair clamps, as requested by the Water Department.
11. \$400.68 to Hersey Products for one only 3/4" Hersey water meter, as requested by the Water Department for Sur La Brea Park site.
12. \$364.75 to Pacific States Cast Iron Company for four only 4" cast iron pipe sleeves, two only 12" pipe sleeves and eight only 6" 90° cast iron pipe fittings, as requested by the Water Department.

13. \$532.12 to James Jones Company for 100 only 1" water shut-off valves, as requested by the Water Department.
14. \$598.90 to Halprin Supply for one only replacement portable "Winco" alternator-gas powered, as requested by the Fire Department, as a replacement on Fire Truck No. 5.
15. \$464.92 to Robertshaw Controls for one only Robertshaw resuscitator-respirator, as requested by the Fire Dept. for new engine #6.
16. \$4590.66 to Torrance Camera for annual contract to supply photographic supplies, as requested by City departments.

B. REIMBURSABLE ITEMS:

17. \$529.98 to Park-Son, Inc. for 100 6" valve covers and one only 6" sleeve and valve, as requested by the Water Department for installation at 182nd and Prairie. Payment has already been received.
 18. \$656.58 to Martin Hannum, Inc. for nine ounces of gold, as requested by the Park and Recreation Department for use in their jewelry craft classes. The City is reimbursed for this expenditure from fees collected.
29. AWARD OF CONTRACT - 2 COMPACT PICKUP TRUCKS -
Reference Bid #B73-27 (Total Expenditure: \$5,457.94)
Fiscal Year 1972-73 Expenditure.

RECOMMENDATION OF EQUIPMENT SUPERINTENDENT/PURCHASING SUPERVISOR:

That Council accept the low bid submitted by G.B. Imports, and approve of the purchase of these two trucks (one with an automatic transmission and one with a standard transmission) from them at a total price of \$5457.94, including tax.

30. AWARD OF ANNUAL CONTRACTS:-

- A. Asphalt Plant Mix - Reference Bid #B73-20
(Expenditure \$232,993.00)
- B. Crushed Rock and Sand - Reference Bid #B73-29
(Expenditure \$52,700.00)
- C. Road Oils and Emulsions - Reference Bid #B73-31
(Expenditure \$7,881.20)

RECOMMENDATIONS OF PURCHASING SUPERVISOR:

- A. That Council accept the low bid submitted by Sully Miller Contracting Company and approve of the awarding of an annual contract for street asphalt plant mix in the total amount of \$232,993.00.
- B. That Council accept the low bid submitted for crushed rock and sand and approve of the awarding of an annual contract as follows:
 1. A contract for \$49,760.00 to Flintkote Company for crushed rock; and
 2. A contract for \$2940.00 to Chandler's Palos Verdes Sand and Gravel Company.

- C. That Council accept the low bids submitted, and approve of the award of contracts as follows:
1. An award of \$7268.00 to Gulf Oil Corporation for the SS-1-H emulsion and MC-70 liquid asphalt;
 2. An award of \$620.74 to Chevron Asphalt Company for the RS-1 emulsion.

31. NOTICE OF COMPLETION - Demolition and Site Clearance, Delthorne Park (Bid Schedule No. 73-18)

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the work, and final payment be made in the amount of \$4,950.00 to Allen's Excavating Company, Torrance.

32. NOTICE OF COMPLETION - Storm Drain Facilities in Various Locations (Job Nos. 73129 and 83003).

RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted and final payment be made to the contractor, Roger Lyon; and
2. That \$500 be appropriated from the Drainage Improvement Fund for Job No. 83003.

33. AWARD OF CONTRACT - Del Amo Boulevard (South Side) from East of Madison Street to Madrona Avenue (Job No. 67028).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Tomei Construction Company, and all other bids be rejected.

34. CLAIM of Monica and Jamie Fong for personal injury.

35. CLAIM of Mary Kinimaka for property damages.

36. CLAIM of D.A. Wright for property damages.

RECOMMENDATION OF CITY CLERK:

That items #34, 35, and 36 be DENIED and referred to the City Attorney. The insurance carrier concurs with the above action.

37. AWARD OF CONTRACT - Storm Drains from 233rd Street to 235th Street East of Pennsylvania Avenue (Job No. 81010).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to S&S Construction, and all other bids be rejected.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #28, 29, 30, 31, 32, 33, 34, 35, 36, and #37. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

38. Councilman Brewster noted two events of merit: the return of Planning Director Shartle to his duties, now the epitome of physical perfection -- and the fact that Grandfatherhood had been achieved by Water System Manager Borgwat, with the recent birth of his grandson.

39. It was the request of Councilman Sciarrotta that Legislative Advocate Rupert check the status of the "Better Communities Act" as to eligibility, application requirements, and the impact thereof -- also, check A.B. 2008 and S.B. 629 and their impact on the City of Torrance.

40. Councilman Surber referred to the recent hearing regarding the Landscaping Assessment District, and requested that there be more input in the future in order to avoid large expenditures of funds before ascertaining the desires of Torrance residents.

41. Praise for the Police Explorer Scouts who served at the recent Rodeo was extended by Councilman Surber -- praise likewise was given the Torrance Mounted Police for this outstanding event.

Further noted by Councilman Surber was the Police Explorer Scouts graduation ceremony scheduled for Friday, August 10th, at 10:00 A.M.

42. Noted by Councilman Surber was a recent communication from Mr. Wolfgang on Maricopa Street, with the request that Staff respond to same, taking particular note of his request re: monitoring of an intersection in the subject area. Council and Traffic Commission review as to priorities was also requested by Mr. Surber.

43. Compliments to the City of Torrance for its fine City Manager, as a result of his testimony before the Grand Jury, from a U.S.C. official were relayed by Councilman Wilson. Like praise was forthcoming from Dr. Hull, a Grand Jury member, per Mayor Miller.

At 12:00 Midnight, Councilman Sciarrotta moved to adjourn to Monday, August 13, 1973, at 7:00 P.M. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

#

APPROVED:

Ken Miller

Mayor of the City of Torrance

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

Ava Cripe
Minute Secretary

28.

City Council
August 7, 1973