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Sandra Sedwarft  
Minute Secretary

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Adjourned at 9:50 PM.

Sandra Sedwarft  
Minute Secretary

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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, September 11, 1973, at 7:00 PM in the Council Chambers, Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Brewster, Uerkwitz, Wilson and Mayor Miller.

Absent: Councilmen Sciarrotta (illness) and Surber (vacation).

Also in attendance were City Manager Ferraro, City Attorney Remelmeyer, City Clerk Coil and City Treasurer Rupert. Absent: Assistant City Manager Scharfman.

3. FLAG SALUTE:

Planning Commission Chairman David Halstead led in the Salute to the Flag.

4. INVOCATION:

Reverend R. W. Kornegay, Church of the Nazarene, gave the invocation:

"ETERNAL GOD AND OUR HEAVENLY FATHER, WE CANNOT HELP BUT, AS WE COME TO THE CLOSE OF THIS DAY, THINK OF ALL OF THE GOOD THINGS THAT THOU HAS BESTOWED UPON US AND THE WONDERFUL EXPERIENCES THAT HAVE BEEN OURS. WE COMMEND THOSE WHO HAVE BEEN AN ENCOURAGEMENT AND AN UPLIFT TO OUR SPIRIT AND TO OUR OWN STRENGTH AND WE THANK THEE FOR SUCH MEN AND SUCH INDIVIDUALS. WE THANK THEE FOR THE ENCOURAGING WORDS OF FRIENDS. WE THANK THEE FOR THE OPTIMISM OF THE INDIVIDUAL WHO WOULD INSPIRE OUR FAITH AND CHALLENGE US TO GREATER DEDICATION. WE THANK THEE AS INDIVIDUALS FOR THE OPPORTUNITY OF SERVICE SUCH AS WE HAVE IN OUR COMMUNITY, AND THESE MEN WHO MEET IN SESSION TONIGHT AS THEY SERVE THE CITY OF TORRANCE. WE WOULD PRAY THY SPECIAL BLESSINGS UPON THIS SESSION OF BUSINESS AND GIVE TO EACH OF THEM THE WISDOM THAT IS KIN TO THAT ABOVE AND GIVE THEM UNDERSTANDING AND DELIBERATION THAT IS FREE AND SEEKING THAT WHICH IS TRUE AND MOST EFFECTIVE IN OUR COMMUNITY, AND WE PRAY IN THY NAME."

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved to approve the Minutes of August 21, 1973, be approved as submitted. Councilman Armstrong seconded the

motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

6. APPROVAL OF DEMANDS:

Councilman Wilson moved that all properly audited demands be paid. His motion was seconded by Councilman Uerkwitz and carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

7. MOTION TO WAIVE FURTHER READING:

Councilman Armstrong 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 Uerkwitz and carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

8. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Committee on Commissions and Committees - Report to be given under Item 17, per Councilman Armstrong. (See Page 6 )

PRESENTATIONS:

9. Presentation of Plaque to Edison Company for beautification efforts in the City of Torrance

Accepting the plaque from Mayor Miller on behalf of the Edison Company were Messrs. Robert Boynton and Lyle Goss. The Mayor particularly noted the beautification project accomplished by the Edison Company at their North Torrance Substation on Yukon. Other similar beautification projects throughout the City were also noted by the Council as was the 10-acre donation of land by this company which is to be included in the Columbia Park project.

Added by City Manager Ferraro was the fact that Staff is currently working with the Edison Company in an attempt to consummate plans to develop a ribbon, strip-type park on one of their right-of-ways in the northwestern part of the City of Torrance.

10. Presentation of Plaque to David B. Halstead for extended service as Chairman of the Planning Commission

A plaque recognizing the outstanding and unselfish efforts of David Halstead, Chairman of the Planning Commission for the last 10 years and a member of that body for the past 12 years, was next presented by Mayor Miller -- Mr. Halstead expressed his sincere appreciation for this honor.

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Introduced by City Clerk Coil was Mr. Robert J. Rhodes, representing the Dean Newspaper Chain, which organization proposes

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STREETS AND SIDEWALKS:

- 11. RESOLUTION re Grade Separation - 190th Street & Atchison, Topeka and Santa Fe Railway Co. - Application to PUC for inclusion in the 1974 Priority List.

RESOLUTION NO. 73-172

A RESOLUTION OF THE COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE COUNTY ROAD COMMISSIONER TO INITIATE PROCEEDINGS AND TO NEGOTIATE WITH ALL INTERESTED PARTIES FOR THE PROPOSED GRADE SEPARATION PROJECT ON 190TH STREET AT THE RAILROAD CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-172. Councilman Wilson seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

- 12. RESOLUTION authorizing acquisition of Navy property, Prairie-Madrona Project - RR Spur relocation.

RESOLUTION NO. 73-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN OFFER TO PURCHASE, FOR \$195,000, A PORTION OF TORRANCE ANNEX, NAVAL SUPPLY CENTER, LONG BEACH, CALIFORNIA.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-173. Councilman Armstrong seconded the motion.

Clarification relative to this matter was provided by City Manager Ferraro, at Councilman Armstrong's request, following which roll call vote was taken on the motion and proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

REAL PROPERTY:

- 13. RESOLUTION authorizing execution of Airport Hangar Leases of Robert L. Fuqua, et al spinoffs of Building Contractors Faulkner-Mitchell.

RESOLUTION NO. 73-174

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THOSE CERTAIN AIRPORT HANGAR LEASES BETWEEN THE CITY OF TORRANCE AND ROBERT L. FUQUA, ROBERT D. CHAREST and WALTER J. PORTER and HELEN I. PORTER, THOMAS H. WELCH and VIOLET E. WELCH, EARL W. FRANCIS and ALESANDRA FRANCIS,

CARL R. FAULKNER, AND JACK W. MITCHELL.

Councilman Wilson moved for the adoption of Resolution No. 73-174. Councilman Armstrong seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

TRANSPORTATION:

14. RESOLUTION authorizing the execution of the 1973-74 contract for transportation with El Camino College

RESOLUTION NO. 73-175

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN CONTRACT FOR TRANSPORTATION BETWEEN THE CITY OF TORRANCE AND THE GOVERNING BOARD OF THE EL CAMINO JUNIOR COLLEGE DISTRICT OF LOS ANGELES COUNTY.

Councilman Armstrong moved for the adoption of Resolution No. 73-175. The motion carried unanimously after being seconded by Councilman Uerkwitz. (ABSENT: Councilmen Sciarrotta and Surber)

PARK & RECREATION:

15. 2 RESOLUTIONS authorizing agreements between the City and Forest Service as a cooperator, and the City and C. E. Bent and Son, to construct the 1974 float in the Pasadena Tournament of Roses Parade.

RESOLUTION NO. 73-176

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN COOPERATIVE AGREEMENT BETWEEN THE CITY AND THE FOREST SERVICE OF THE UNITED STATES DEPARTMENT OF AGRICULTURE PROVIDING FOR THE SHARING OF COSTS FOR THE FLOAT "NATURE'S BALANCE" TO BE ENTERED BY THE CITY OF TORRANCE IN THE 1974 TOURNAMENT OF ROSES PARADE.

Councilman Wilson moved for the adoption of Resolution No. 73-176. Councilman Armstrong seconded the motion.

Pursuant to a question posed by Councilman Uerkwitz, Park & Recreation Director Van Bellehem indicated the Rose Float Association had reviewed the matter and approved the concept; he further indicated that future negotiations would probably be with the Association directly rather than through the City.

Roll call vote on the motion was then taken and proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

RESOLUTION NO. 73-177

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT BETWEEN THE CITY AND C. E. BENT AND SON, INC. FOR THE DESIGN, CONSTRUCTION, ENTRY, DISPLAY AND OPERATION OF A FLOAT IN THE 1974 TOURNAMENT OF ROSES PARADE.

Councilman Uerkwitz moved for the adoption of Resolution No. 73-177. Councilman Armstrong seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

PUBLIC SAFETY:

16. RESOLUTIONS (3) regarding Emergency Preparedness.

RESOLUTION NO. 73-178

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 2079 RELATING TO WORKMEN'S COMPENSATION INSURANCE FOR REGISTERED VOLUNTEER "DISASTER SERVICE WORKERS": AND ADDING A NEW RESOLUTION RELATING TO THE SAME SUBJECT.

Councilman Wilson moved for the adoption of Resolution No. 73-178. Councilman Uerkwitz seconded the motion.

Prior to roll call vote, clarification re the proposed administration of the subject matter was provided the Council by Senior Administrative Assistant Meyer who advised that all of these regulations are required by the State Department of Emergency Services and would be applicable only when an emergency is declared by the City of Torrance.

Roll call vote on the subject motion was then taken and proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

RESOLUTION NO. 73-179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 66-248 CERTIFYING THAT THE CITY AGREES TO FOLLOW ALL TERMS AND CONDITIONS OF THE FEDERAL SURPLUS PROPERTY PROGRAM AND APPOINTING A REPRESENTATIVE OF THE CITY TO RECEIVE AND ACCEPT SURPLUS FEDERAL PROPERTY: AND ADDING A NEW RESOLUTION RELATING TO THE SAME SUBJECT.

Councilman Uerkwitz moved for the approval of Resolution No. 73-179. Councilman Armstrong seconded the motion and roll call vote proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

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RESOLUTION NO. 73-180

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING CERTAIN INDIVIDUALS TO EXECUTE APPLICATIONS AND DOCUMENTS FOR FINANCIAL ASSISTANCE UNDER THE FEDERAL CIVIL DEFENSE ACT ON BEHALF OF THE CITY OF TORRANCE.

Councilman Armstrong moved for the adoption of Resolution No. 73-180. Councilman Wilson seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

PERSONNEL MATTERS:

17. Report and recommendations for Council Ad Hoc Committee on Appointed Groups with ORDINANCE re dissolution of Youth Commission and creation of Human Resources Commission and 2 RESOLUTIONS restructuring of Youth Council and creation of Senior Citizens Council.

ORDINANCE NO. 2424

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE CREATING A HUMAN RESOURCES COMMISSION AND PROVIDING FOR THE COMPENSATION, QUALIFICATIONS, APPOINTMENT, AND REMOVAL OF MEMBERS AND THE POWERS AND DUTIES OF THE COMMISSION.

Councilman Armstrong indicated he felt the Ad Hoc Committee's report on the subject matter was as complete as it needed to be, noting that there are some elements, however, with regard to representation on both the Senior Citizens Council and the Youth Council that will have to be worked out, it being his understanding, per discussions with the City Attorney, that this is a "rough draft sort of thing" and those minor changes that may be necessary can be presented at the final reading. City Attorney Remelmeyer reaffirmed that there would be no problem with such a procedure being effected.

Following Councilman Wilson's comment that he felt there was a great need for this type of a Commission and that he was in full support of the subject report and ordinance being passed, Councilman Armstrong moved for the approval of Ordinance No. 2424 at its first reading. Councilman Wilson seconded the motion and roll call vote proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

Discussion developed relative to this matter, with clarification re the committee's intent being provided by Councilman Armstrong and Senior Administrative Assistant Meyer. Pursuant to a question posed by Councilman Brewster, Mr. Meyer advised that it was the intent of the committee and Staff to develop a workable program of staffing the Commission and two

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councils (Senior Citizens and Youth), probably with Park & Recreation and/or Library personnel. It is not proposed to hire any additional staff members for this purpose.

Prior to the reading of the two proposed resolutions, Mr. Meyer further suggested that Staff interpreted the above action as approval of the report as submitted by the Committee, and direction to the City Attorney to prepare the necessary final ordinance and final resolutions. There were no objections and it was so ordered.

At Councilman Armstrong's inquiry, Mr. Meyer also advised that Staff would come back to the Council with a schedule for considering appointments to bring the subject Commission up to full strength and to create the two new councils; this will be followed by a scheduled orientation meeting for all new commissioners, per Mr. Meyer.

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SECOND READING ORDINANCES:

20. ORDINANCE 2419 repealing Article 6, Chapter 3, Division 1 of the Code relating to Emergency Preparedness Commission and repealing Chapter 6 of Division 1 of Code entitled "Civil Defense and Disaster" and substituting a new Chapter 6 entitled "Emergency Preparedness".

ORDINANCE 2419

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING ARTICLE 6, CHAPTER 3 OF DIVISION 1 OF THE TORRANCE MUNICIPAL CODE RELATING TO EMERGENCY PREPAREDNESS COMMISSION AND REPEALING CHAPTER 6 OF DIVISION 1 OF SAID CODE ENTITLED "CIVIL DEFENSE AND DISASTER" AND SUBSTITUTING A NEW CHAPTER 6 THEREFOR ENTITLED "EMERGENCY PREPAREDNESS"

Councilman Armstrong moved for the adoption of Ordinance No. 2419 at its second and final reading. His motion was seconded by Councilman Uerkwitz and carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

21. ORDINANCE 2423

ORDINANCE NO. 2423

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 SOUTHERLY OF TORRANCE BOULEVARD AT THE WESTERLY CITY BOUNDARY LINE - 1200 OPAL STREET, AND DESCRIBED IN ZONE CHANGE 73-9 (Pepper Tree Village)

Councilman Armstrong moved for the adoption of Ordinance No. 2423 at its second and final reading. The motion was seconded by Councilman Uerkwitz and roll call vote proved favorable as is reflected below:

AYES: Councilmen: Armstrong, Brewster, Uerkwitz  
and Mayor Miller  
NOES: Councilmen: None  
ABSTAIN: Councilmen: Wilson  
ABSENT: Councilmen: Sciarrotta and Surber

PROCLAMATIONS:

22. Constitution Week - September 17 - 23, 1973

So proclaimed by Mayor Miller

23. Weight Watchers Month - September, 1973

So proclaimed by Mayor Miller.

PLANNING AND ZONING MATTERS:

24. ORDINANCE reclassifying property described in ZC 73-3,  
Torrance Planning Commission

ORDINANCE NO. 2425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF HAWTHORNE BOULEVARD BETWEEN 230th STREET AND LOMITA BOULEVARD AND THE NORTH SIDE OF LOMITA BOULEVARD BETWEEN HAWTHORNE BOULEVARD AND MADISON STREET, AND DESCRIBED IN ZONE CHANGE 73-3.

Councilman Uerkwitz moved for the approval of Ordinance No. 2425 at its first reading. Councilman Armstrong seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

Councilman Wilson asked that the record reflect the fact that he did listen to the tape on this matter, and cast his affirmative vote based upon that review.

25. ORDINANCE reclassifying property described in ZC 73-2,  
Torrance Planning Commission

ORDINANCE NO. 2426

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON THE EAST SIDE OF PALOS VERDES BOULEVARD, ADJACENT TO THE PALOS VERDES ESTATES BOUNDARY LINE, AND DESCRIBED IN ZONE CHANGE 73-2.

Councilman Armstrong moved for the approval of Ordinance No. 2426 at its first reading. Councilman Wilson seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

In response to a question posed by Councilman Uerkwitz re whether or not Staff had studied the zoning on the Torrance Beach as in other areas of the City where the zoning is not compatible, Planning Director Shartle stated that no recent studies in this regard have been undertaken.

Discussion ensued, it being the suggestion of Councilman Uerkwitz that this might be an appropriate subject for the Planning Commission and the Regional Coastal Commission to consider. There was general concurrence with this suggestion, the final direction to Staff being that the Planning Commission review this matter and bring it back to the Council at a future date.

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26. RESOLUTION granting a variance in Case No. V 73-3, Frances Pikush

RESOLUTION NO. 73-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 1, ARTICLE 4, OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY FRANCES PIKUSH IN PLANNING COMMISSION CASE NO. V 73-3.

Councilman Wilson moved for the adoption of Resolution No. 73-182. Councilman Armstrong seconded the motion which carried as is shown below:

AYES: Councilmen: Armstrong, Brewster, Wilson and Mayor Miller

NOES: Councilmen: Uerkwitz (for reasons previously stated)

ABSENT: Councilmen: Sciarrotta and Surber

PLANNING AND ZONING HEARINGS:

27. ZC 73-11, MAURICE AND SANDRA SINGER

Change of zone from R-1 to R-3 or R-3 (PD) on property located south of Garnet Street, approximately 150 feet west of Madrona Avenue.

RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION

Affadavit of publication presented by City Clerk Coil. Mayor Miller announced that this was the time and place for a public hearing on ZC 73-11.

Following the Staff presentation by Planning Director Shartle, City Engineer Weaver, in response to Mayor Miller's request, advised that construction will probably begin on the single family residential development (10-lot R-1 subdivision) immediately adjacent to the subject parcel, in the very near future. Other zoning in the area was next reviewed by the Council and audience comments were thereupon invited.

Mr. Maurice Singer, owner of the subject property, residence address 83 Dapple Gray Lane, was first to speak and proceeded to delineate the reasons -- economic and otherwise -- he was asking for the zone change on this property. Mr. Singer indicated he felt any increased traffic that would be caused as the result of this proposed project would be minimal and could be handled by the widening of Madrona. Further, upon reviewing Planning Commission considerations of this matter and noting their recommendation for denial of his request, Mr. Singer stated that it seemed to him, that most of the homeowners who had signed the petition opposing the zone change, were geographically removed from the area and would not be immediately affected by it.

The subject petitions were briefly reviewed at that point, it being indicated by Mr. Shartle that the basic reason listed

that  
therein for opposing the project was/the residents felt the area was already overpopulated and congested with R-3 zoning.

Mrs. Janet Pryor, President of the Torrance League of Women Voters, 4617 Reese Road, indicated that organization's concurrence with the Planning Department and Planning Commission recommendation for denial of the subject request for zone change and urged the Council to also concur in this recommendation. Directing her next comments to the proponent, Mrs. Pryor stated she considered it quite obvious from looking at the area that it is an impacted area and the problems of congestion should not be compounded, in her opinion, by adding further density.

Mr. Larry Nixon, who stated he lived immediately adjacent to the subject parcel, also urged Council denial of the request for zone change. Mr. Nixon then described traffic congestion problems in the area and asked that these problems not be expanded by permitting more apartments.

Also opposing the zone change were Mr. William Lewis, 20539 Avis Avenue and Mr. James Wright, the latter indicating he lived on the corner of Avis and Garnet, and that he considered traffic in the area "...very excessive..." at this time.

Noting that a similar situation had occurred in Southeast Torrance and was very successfully resolved, at least in one area -- at 239th Street between Pennsylvania and Arlington -- where a very attractive flag lot arrangement had been effected, Mayor Miller inquired of Staff if such a development plan would be possible in this case. He also noted that a triplex or duplex arrangement might be feasible, and suggested that the residents of the area might favor any of these proposals, rather than the requested R-3 zoning.

At various Council questions that were raised during the ensuing discussion, Planning Director Shartle indicated that if the property were to be subdivided in a normal manner, three lots would probably result; if a flag lot arrangement were worked out, five lots could probably be achieved. Whether or not a flag lot arrangement with single family homes or a normal lot split with duplexes would be considered preferable, Mr. Shartle stated that single family residences are generally considered more acceptable in an R-1 area. Mr. Shartle further indicated that the proponent would not have to wait 6 months to resubmit plans for the subject parcel if he were to apply for different zoning (other than R-3).

There was general concurrence with Mayor Miller's comment that he was opposed to more apartments in this already overpopulated area; the Mayor subsequently expressed the hope that there would be an alternative solution for the proponent so as to minimize the density factor and yet be able to develop this unusually-shaped, deep land parcel.

Mrs. Ramsey, 3825 Artesia Boulevard, while not a resident of the affected area, asked people to be "...a little more tolerant..." toward this proponent and expressed her further opinions relative to the fact that it is not only the tenants of an area who can cause a slum to develop.

Councilman Brewster was of the opinion that it seemed only fair, with the size of the land in this case, to allow the proponent to have at least 4 units -- whether it would be preferable to have duplexes or single family residences in the flag lot arrangement earlier discussed, was a consideration that would have to be resolved.

It was agreed, during the continuing discussion on the matter, that if the decision tonight were to deny the request to rezone to R-3, that such decision would be completely without prejudice. Mayor Miller suggested that a representative of the neighborhood be invited to work with the proponents and the Planning Staff on any future development plans for this property.

There being no one else who wished to be heard, Councilman Wilson moved that the hearing be closed. The motion, seconded by Councilman Armstrong, carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

Councilman Uerkwitz then moved for DENIAL of ZC 73-11, Maurice and Sandra Singer, without prejudice. Councilman Brewster seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

28. ZC 73-14, D.G.H. DEVELOPERS, INC. Change of zone from R-1 to R-3 (PD) on property located at the east side of Cypress Street approximately midway between Sepulveda Boulevard and 229th Street.

RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Affidavit of publication presented by City Clerk Coil.

Mayor Miller announced that he lived within 300 feet of the subject property and, as he had done in the past when this matter appeared before the Council, would ABSTAIN from discussing or voting upon this item.

In the absence of Mayor Pro Tem Sciarrotta, Councilman Brewster acted as Mayor Pro Tem and, per Mayor Miller's request, took over the Chair to preside during this hearing. The time and place for a public hearing was then announced by Councilman Brewster, following which City Attorney Remelmeyer, noting that only 4 Council members would be considering this item, suggested that consideration be given to holding the matter over one week until a full Council would probably be present.

In response to specific Council inquiries in this area, Mr. Remelmeyer indicated that 4 votes would probably be enough to make a determination; however, in view of the fact

that this matter has been in litigation for some time, and, in that there might be a split vote, he again recommended continuance.

Mr. Dudley Gray, 2424 Torrance Boulevard, representing the applicant, called the Council's attention to the fact that this matter is STILL in litigation and he then voiced his objections to continuing the public hearing. He indicated the proponents were ready to proceed at this time and requested favorable Council consideration to be heard this evening.

Readvertising was then reviewed, it being pointed out by City Attorney Remelmeyer and City Clerk Coil that this would not be necessary -- public notice could be given at this time to a time certain for continuance of this already-advertised hearing, should the Council decide to vote for postponement.

Councilman Armstrong moved that ZC 73-14, D.G.H. Developers, Inc. be continued until 6:00 PM on Tuesday, September 18, 1973. Councilman Uerkwitz seconded the motion which carried as is shown:

AYES: Councilmen: Armstrong, Brewster, Uerkwitz  
and Wilson  
NOES: Councilmen: None  
ABSTAIN: Councilmen: Mayor Miller  
ABSENT: Councilmen: Sciarrotta and Surber

PLANNING AND ZONING APPEALS:

29. APPEAL OF PLANNING COMMISSION ACTION ON PP 73-11, CUP 73-28, and TT 31547 to allow construction of a 24-unit condominium apartment building on property located at the east side of Cypress Street approximately midway between Sepulveda Blvd. and 229th Street.

DENIED BY THE PLANNING COMMISSION

Mayor Miller announced his intent to ABSTAIN in this matter also, for the same reason expressed under Item 28.

Mayor Pro Tem Brewster announced that this was the time and place for hearing the appeal on PP 73-11, CUP 73-28, and TT 31547.

In that this item is related to Item 28, the Council took the following action:

Councilman Uerkwitz moved that Item 29 be continued until 6:00 PM on September 18, 1973. Councilman Armstrong seconded the motion and roll call vote proved favorable, as is shown:

AYES: Councilmen: Armstrong, Brewster, Uerkwitz  
and Wilson  
NOES: Councilmen: None  
ABSTAIN: Councilmen: Mayor Miller  
ABSENT: Councilmen: Sciarrotta and Surber

## 29A. Filing Fees - Donald G. Hunt

Councilman Uerkwitz moved to concur with the City Attorney's recommendation that the filing fees in subject matter be waived. Councilman Armstrong seconded the motion which carried unanimously. (ABSENT: Sciarrotta and Surber) (Mayor Miller ABSTAINED).

30. EA 73-100, SEQUOIA PACIFIC REALCO (PP 73-14 and CUP 73-37).  
 Appeal of the Environmental Review Board's determination that an Environmental Impact Report is required for the construction of a manufacturing and warehouse complex on the southeast corner of Van Ness Avenue and 190th Street.

Mayor Miller announced that this was the time and place for a continued public hearing on EA 73-100, Sequoia Pacific Realco.

The Staff presentation, complete with slides and other data, was provided by Planning Director Shartle who noted the Environmental Review Board's recommendation was unchanged -- that an Environmental Impact Report should be required in this instance.

Councilman Armstrong referenced a similar matter that had been before the Council recently and asked for, and received, Staff clarification of the intent of Environmental Impact statutes in such matters.

Mr. Denny Osborne, 1000 South Grand, Santa Ana, representing the proponents, noted their contention that no Environmental Impact Report should be required on this project. Mr. Osborne further noted the property is presently zoned M-2 and the fact that the subject proposal was for an M-1 development -- a much lesser use, in his opinion. Referring to information submitted by the proponents to the Environmental Review Board, Mr. Osborne also pointed out that this report showed no impact on utilities in the area is anticipated, nor is there any appreciable impact on the traffic predicted. In conclusion, Mr. Osborne stated he did not see what could possibly be gained by requiring an EIR on this project.

The discussion turned to Environmental Impact regulations in general, it being the consensus that the intent of these regulations was not to require EIR's for any development that is proposed on a vacant piece of land, simply because the erection of buildings thereon is bound to have some impact on the surrounding environment. Pointed out by Councilman Wilson was that there were many things to consider besides the large number and extensive size of the buildings proposed in this case -- the possible noise, pollution, etc. from the project, the impact on traffic, however slight, 190th Street being an extremely busy artery at the present time -- all these matters must be given very careful review, in his opinion.

It was indicated by Planning Director Shartle that conflicting reports re probable traffic increases in the area

had been received from the proponents -- one report indicated that traffic on Van Ness during peak hours would increase by 45% and thereby probably require the widening of this street; 22% increases on 190th Street during peak hours was listed in this same report. This factor alone, in Mr. Shartle's mind, was of sufficient import to require an EIR; he noted the Environmental Review Board had been unanimous in this thinking, also.

At Councilman Brewster's subsequent question, that the Environmental Review Board did not consider that this development might be of lesser impact than another development which could, rightfully, under the existing zoning, take place there, Mr. Shartle responded that the Board did not consider the matter in that light. The fact that this development, in itself, would appear to have a significant impact on the environment, was the Board's prime consideration, per Mr. Shartle.

Reiterated by Mr. Osborne was that reports already submitted by the proponents covered completely all aspects of any possible environmental impact and he could not see spending time and money recompiling and duplicating the same information.

Further considerations relative to the possible impact of the development on traffic in the area were then reviewed, possible additional truck traffic noted, etc. At City Manager Ferraro's subsequent question, Transportation Supervisor Wendt stated that the Department of Transportation "...has analyzed the report submitted by the proponent and found it quite adequate as far as the facts presented; however, the Department takes no position whatsoever on the conclusions arrived at in the report in view of the impact on the environment."

It appeared to Councilman Wilson that there was some reluctance on the part of the proponents to comply with the Staff's request. If all the material on the matter was as complete as Mr. Osborne indicated it was, it seemed to Councilman Wilson that it would not take three months to compile, as Mr. Osborne contended it would, nor would it be that difficult or costly to prepare the requested EIR.

Of concern to Mayor Miller was the fact that if the same developers were requesting a like development, with the same number of buildings and floor space, but separated on individual lots in various areas of the City, there would be no requirement to be processed through Environmental Review at all, even though the total project would probably have the same impact on the community as a whole. The fact that the subject property is zoned M-2 and the proposed development would represent a lesser use, was also noted by Mayor Miller. Concurrence was expressed by Councilman Uerkwitz in this regard.

There being no one else who wished to be heard, Councilman Uerkwitz moved to close the hearing. Councilman Armstrong seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

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Councilman Uerkwitz then offered a MOTION to concur with the Environmental Review Board Secretary's recommendation, that the environmental consequences of additional traffic are not of sufficient magnitude in this case to require an Environmental Impact Report and that such report NOT be required. Mayor Miller seconded the motion.

Following Mayor Miller's comment that he didn't believe the environmental review process was meant for this kind of a project which, in essence, is an industrial development in an industrial area, completely surrounded by steel mills, warehouses, etc., Councilman Armstrong referenced City Attorney Remelemeyer's earlier statements that the environmental review guidelines have not yet been clearly defined, by the courts, by this Council, or by anyone at this point. It was Mr. Armstrong's opinion, at least until a further degree of sophistication is reached in such matters, that very large developments such as this one warranted further study -- he would have to vote against the motion.

Concurrence with Councilman Armstrong's remarks was expressed by Councilman Brewster who indicated he would not want to see even one aspect overlooked that could be very important to the community and to the development itself -- he also would favor the requirement of an Environmental Impact Report in this case. Councilman Wilson expressed similar comments, adding that if this project would not require an EIR, "...what the heck would?"

A SUBSTITUTE MOTION was then offered by Councilman Wilson, that the Council concur with the recommendation of the Environmental Review Board that an Environmental Impact Report on EA 73-100 be required. The motion was seconded by Councilman Armstrong and carried as is shown below:

AYES: Councilmen: Armstrong, Brewster, and Wilson  
 NOES: Councilmen: Uerkwitz and Mayor Miller  
 ABSENT: Councilmen: Sciarrotta and Surber

There was general concurrence expressed that this action should not be interpreted as in any way prejudicing the proposed project.

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ROUTINE MATTERS:31. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$442.50 to Kersting Mfg. Co. for the purchase of three (3) record storage bins as requested by the City Librarian. One bin each for the WALTERIA, Henderson and Southeast Library branches.
2. \$4188.70 to Econolite Corporation for one (1) only traffic signal controller and loop detector harness assembly as requested by the Department of Transportation for the intersection of Calle Mayor and Carlow Road.
3. \$1288.96 to Video-Odetics Corporation for the purchase of one (1) only video tape recorder and one (1) only 9" monitor as budgeted by the Library Department.
4. \$467.46 to Western Golf Sales for the purchase of necessary miscellaneous supplies for Sea-Aire Golf Course.
5. \$353.62 to Western Water Works Supply Co. for the purchase of twelve (12) only 8" pipe service saddles as requested by the Water Department.
6. \$594.51 to Automatic Printing Company to print 300,000 additional copies of our library book transaction slips as requested by the Library Department.
7. \$342.38 to Bishop Company for the purchase of one (1) only replacement pneumatic tree trimming circular saw as requested by the Park Services Division.
8. \$1512.62 to Pacific Toro Company for the purchase of one (1) only Ryan Turf Aerator as requested by the Park Services Division.
9. \$527.27 to Video-Odetics Corporation for the purchase of miscellaneous Sony Video equipment replacement parts, tape reels and replacement tape as requested by the Communications Division for the maintenance of City video systems.
10. \$410.22 to Sears Contract Sales for the purchase of one (1) only refrigerator as requested by the Recreation Department for Herma Tillim Center.
11. \$511.98 to All Types Business Machines for the purchase of a budgeted calculator as requested by the Police Department.

12. \$6274.31 to Don A. Wren Company for the purchase of one (1) only new Ben Ko Matic broom winding machine which is a unit which makes main pickup brooms for our street sweepers.
13. \$323.73 to Western Water Works Supply Company for the purchase of two (2) only 10" water pipe clamps as requested by the Water Department.
14. \$573.51 to Park-Son, Inc. for the purchase of three (3) only 8" valves as requested by the Water Department.
15. \$1504.14 to Mine Safety Appliance Co. for the purchase of four (4) MSA air masks; six (6) medical quality oxygen cylinders (Size D) and eight (8) medical quality air cylinders (30 minute size) as requested by the Fire Department.
16. \$797.57 to International Harvester for miscellaneous International truck parts as requested by our City Garage for our International rubbish packer trucks.
17. \$1269.66 to Dearth Machinery Co. for the purchase of miscellaneous repair parts for Wayne Street Sweepers as requested by the City Garage.
18. \$798.59 to Bro-Dart Inc. for the purchase of miscellaneous library type supplies such as book jacket covers; filing cards, etc. as requested by the Library Department.
19. \$307.40 to Amvac Chemical Corporation for the purchase of 100 lbs. of princep and 50 lbs. of alcopan weed killers as requested by the Airport Division for their weed abatement program.
20. \$630.70 to Duncan-Hunter Co. for the purchase of one (1) only Coats tire-changer as requested by the City Garage.
21. \$798.82 to Southern Calif. Fence Co. for the purchase of miscellaneous chain link fencing items as requested by the Park Services Division for City parks.
22. \$549.61 to Oranco Supply Co. for the purchase of one (1) only pressure type 3" vacuum breaker as requested by the Park Services Div. to replace an existing unit at Walteria Park.
23. \$341.85 from Gale Research Co. for the purchase of one (1) set of books - "Concordance of Plays of Bernard Shaw" and one (1) set of encyclopedias on folklore and superstitions.
24. \$519.01 to Needham Book Finders for the purchase of 129 library books.
25. It is recommended that Council approve of the renewing of an annual contract to the All-Fire Protection Service

Co. for the servicing and repair of City fire extinguishers "as required" at "unchanged" prices from our existing contract which just expired. Anticipated annual expenditure is expected to be \$900.00 per year.

B. REIMBURSABLE ITEM:

27. \$881.92 to Hersey Products for the purchase of two (2) only 2" CT Water meters for the Safeway service at 236th and Crenshaw Blvd.

32. AWARD OF CONTRACT - Frozen meals to feed "detained" persons. (Cooperative Contract with City of Los Angeles) - \$10,000 annual expenditure.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve Torrance joining with the City of Los Angeles to purchase these frozen meals on an "as required" basis and approve of the awarding of a contract to I.B.M. FOODS, INC. in the anticipated amount of \$10,00 for the annual period.

33. AWARD OF CONTRACT - Public Works Uniform Rental Service. Bid No. B73-36. Expenditure - \$22,672.00.

RECOMMENDATION OF FINANCE DIRECTOR:

That Council accept the low bid for this uniform rental/cleaning service submitted by Atlas Coverall & Uniform Supply Company and approve of the awarding of the contract to them in the amount of \$ .60/uniform set for a total amount of \$22,672.00 for the 18 month period.

34. SANITARY SEWER from Delthorne Park to the intersection of Del Amo Blvd. and Madrona Avenue. Engineering recommends \$19,000 be appropriated from the Sewer Revolving Fund for construction of sanitary sewer. Job #73140.

RECOMMENDATION OF CITY ENGINEER:

That \$19,000 be appropriated from the Sewer Revolving Fund for construction of sanitary sewer from Delthorne Park to the intersection of Del Amo Blvd. and Madrona Ave. (Job No. 73140.)

35. STORM DRAIN IN TENTATIVE TRACT NO. 30563 (Developer: Brubaker and Peterson). Recommended that developer be relieved of storm drain construction upon payment of special drainage fees.

RECOMMENDATION OF CITY ENGINEER:

That the developer be relieved of storm drain construction upon payment of special drainage fees.

36. WATER SYSTEM MANAGER RECOMMENDING REFUND OF \$450.00 TO HARRIS STANDARD CORP. FOR SIX 1" WATER SERVICE

CONNECTIONS AT \$75.00.RECOMMENDATION OF WATER SYSTEM MANAGER:

That subject special demand for refund of \$450.00 to Harris Standard Corp. for six 1" water service connections @ \$75.00 be approved.

37. DISPOSAL OF FIVE SURPLUS CITY BUSES. Units 329, 333, 334, 335 and 336.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the disposal of five (5) surplus City buses as surplus property and approve of the sale utilizing the "SEALED BID" process.

38. CLAIM OF STANLEY SHELDON FOR PROPERTY DAMAGES

RECOMMENDATION OF CITY CLERK:

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

Councilman Uerkwitz moved to concur with the recommendations on agenda items #31 through and including #38 on Routine Matters. Councilman Wilson seconded the motion and roll call vote proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

PERSONNEL MATTERS:

39. ORDINANCE of the City Council amending Part VI of Chapter 7, Division 1 of the Code to effect revisions in certain hours, wages and working conditions

ORDINANCE NO. 2427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING PART VI OF CHAPTER 7, DIVISION 1, OF THE TORRANCE MUNICIPAL CODE TO EFFECT REVISIONS IN CERTAIN HOURS, WAGES AND WORKING CONDITIONS.

Councilman Wilson moved for the approval of Ordinance No. 2427 at its first reading. His motion was seconded by Councilman Armstrong and roll call vote proved unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber)

Further clarification regarding the intent and purpose of this ordinance was provided Councilman Uerkwitz by Assistant to the City Manager Jackson. Pursuant to specific questions posed by the former, Mr. Jackson indicated that the Staff was not being increased -- an existing employee in an existing position would be paid premium pay only when performing those certain duties which would entitle him to receipt of such pay.

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At 9:20 PM, Councilman Brewster moved to recess as City Council and reconvene as the Redevelopment Agency. His motion

was seconded by Councilman Uerkwitz and roll call vote was unanimously favorable. (ABSENT: Councilmen Sciarrotta and Surber).

The Council returned to its agenda at 9:23 PM.

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ADDENDUM ITEM:

40. ORDINANCE NO. 2428

ORDINANCE NO. 2428

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.55.2 OF THE TORRANCE MUNICIPAL CODE.

Councilman Armstrong moved for the approval of Ordinance No. 2428 at its first reading. Councilman Wilson seconded the motion which carried unanimously. (ABSENT: Councilmen Sciarrotta and Surber)

For the edification of the Council and concerned Staff and audience members, Assistant to the City Manager Jackson clarified the intent of the subject ordinance which would modify the move-up pay provisions of the Torrance Municipal Employees Association memorandum of understanding.

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ORAL COMMUNICATIONS:

41. City Manager Ferraro announced that arrangements have been made for the Ad Hoc Committee Re Madrona Street Improvements to meet with the School District at the Ramada Inn at 7:30 AM on Wednesday, September 19, to discuss the impact of this proposed Prairie-Madrona construction project on the schools.
42. Noting the recent return of the West High Warrior Band from their tour of Europe, Councilman Armstrong asked that some appropriate recognition be provided the director, Mr. Barrs, in the name of the band.
43. Announced by Councilman Brewster was the October 3, 7:00 PM meeting in these Chambers of the Consultants to the Rapid Transit District -- a public hearing is to be held at that time for all interested persons to attend. The mass transit system for the Los Angeles County Region will be discussed.
44. Referencing Item 18, Mr. Robert Morris, 22933 Fonthill Avenue, representing the Torrance Area Chamber of Commerce, noted that the City of Torrance is to be represented at the Los Angeles County Fair on September 15, and outlined various events that would be taking place on that day. He then asked that the Council, if it has not already done so, designate someone to represent the City during the parade and the presentations of honors at the horse races.

Noting that the date conflicted with an already arranged luncheon of the League of Women Voters and the Council, Mayor Miller asked City Manager Ferraro to designate a Staff member to represent this City at the Fair.

45. Mrs. Peggy Doll, 425 Paseo de la Playa, on behalf of several property owners in the beach area near her home, requested that they be granted permission to construct interior fencing on their properties to protect the cliffs from the hang gliding enthusiasts. She noted that these property owners had asked permission to erect such fencing on May 31st and were refused such permission by City representatives. The area at this date has suffered considerable economic damage due to the hang gliding situation that has been going on all summer -- all the vegetation has been ruined; she predicted landslides, etc. Mrs. Doll contended that none of this would have happened if the City had allowed the construction of this fencing, and added that it would not interfere with the strip of land that the City is attempting to acquire for access to the beach, nor with any development that may take place on any of the five lots in question.

Mayor Miller indicated he was somewhat familiar with the area, having been to the site and reviewed the circumstances of the situation involving the beach frontage, the hang glider problem etc. He inquired of the City Attorney what recourse Mrs. Doll and/or the other property owners mentioned had in this matter.

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City Attorney Remelemeyer noted the pending lawsuit re public and private domain on the beach frontages in Torrance and the many complications related thereto and advised that the owners of these five lots cannot, at this time, fence their property, at least until the litigation relative to this matter has been settled. What is actually private property and what is public property must be clearly delineated, per Mr. Remelmeyer, and this has not been accomplished as yet. As to the hang glider situation, Mr. Remelmeyer stated that the private property owners can pursue a civil action and ask to obtain an injunction against the enthusiasts of this sport who continue to encroach on the private land.

At Mayor Miller's specific question, Mr. Remelmeyer indicated it would probably take two months before the situation re the private vs. public domain will be completely resolved. To this comment, Mrs. Doll noted that the matter has been pending for some 20 months now and she urged that steps be taken to expedite resolution of the situation.

Pursuant to further questions posed by Mayor Miller, Mr. Remelmeyer described some of the problems his office has run into in attempting to wrap up the settlement of this matter and indicated his reluctance to bring the item before the Council until every detail has been clearly delineated and all required documentation has been received. Mr. Remelmeyer stated he could not give the Council nor Mrs. Doll a definite date at this time as to when the project will be completed -- he could only advise that he has a man working full time on the case and that it would be brought before the Council as soon as completed.

There was further discussion, the concluding comments of Mayor Miller being that he "...wanted more action on this." Appreciation was then extended Mrs. Doll and the other property owners for their patience and understanding.

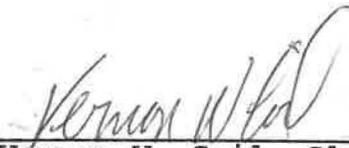
46. Mrs. Helen Bertram, 2359 Torrance Boulevard, noted the lack of any pedestrian crossing lines between Crenshaw and Cota Avenue (a 6-block long section), and urged the Council's favorable consideration of her request to install such a crossing at the intersection of Madrid and Torrance Boulevard to serve the many school children, senior citizens, and others in the area who have to "...take their life in their hands" to cross Torrance Boulevard. The matter was referred to the Traffic Department; City Manager Ferraro asked that it also be processed through the Traffic Commission.

47. Mrs. Ramsey, 3825 Artesia Boulevard, advised that she could not get into her home for the past ten months in that her front yard has been and still is, being dug up by a person or persons unknown to her. She indicated that when

she approached the telephone company, electric company and gas company, each indicated it was someone other than their company that was responsible and each advised that they did have City Council permission to enter onto her property. Mrs. Ramsey inquired what her legal rights were in this matter, if any. City Manager Ferraro indicated that a Staff investigation would be made of the situation and a follow-up report provided at the next meeting.

48. AFSCME Representative Dick Cahill extended his appreciation and that of the subject organization to Assistant to the City Manager Jackson and the Council for considering and adopting the revised move-up pay ordinance. (Addendum Item 40, See Page 22).

The meeting was regularly adjourned at 9:50 PM.

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

APPROVED:

  
Mayor of the City of Torrance

Sandra Sedwarft  
Minute Secretary

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