

I N D E XCity Council - November 27, 1973

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Adjourned at 11:40 P.M. to December 11, 1973, 7:00 P.M.

#

Ava Cripe
Minute Secretary

ii.

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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, November 27, 1973, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmen Armstrong, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: Councilmen Brewster, Sciarrotta (out of town).

Also present: City Manager Ferraro, City Attorney Remelmeyer, and City Treasurer Rupert. Absent: Assistant City Manager Scharfman; City Clerk Coil (out of town).

3. FLAG SALUTE:

Mrs. "Sunny" Sciarrotta led in the salute to the flag.

4. INVOCATION:

The following invocation was provided by Reverend Rod Murcraay, Del Amo Baptist Church:

"ONE OF THE GREAT PROMISES OF THE BIBLE, OUR FATHER, IS 'CALL UNTO ME AND I WILL ANSWER THEE AND SHOW THEE GREAT AND MIGHTY THINGS WHICH THOU KNOWEST NOT'. WE PRAY TONIGHT THAT THE MEETING WILL BE, AS USUAL, IN ORDER AND SWIFTLY CONDUCTED WITH ALL BUSINESS BEING TAKEN CARE OF IN ORDER. WOULD YOU BLESS OUR MAYOR AND THESE COUNCILMEN AS THEY CONDUCT THIS BUSINESS. WE KNOW THAT THE PROMISE IS TRUE THAT IF WE CALL UNTO YOU YOU WILL ANSWER."

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

None available.

6. APPROVAL OF DEMANDS:

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

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

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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 roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent.)

8. COUNCIL COMMITTEE MEETINGS:

Police, Fire, and Public Safety:

Policewoman findings have been finalized, and a report is forthcoming to the Council.

PRESENTATIONS:

9. PRESENTATION OF TILE PLAQUES FOR TORRANCE BEAUTIFICATION SCENE WINNERS - FALL 1973.

Torrance Environmental Quality Commission Chairman, Pat Lewandowski, along with Mayor Miller, made formal presentation to the following award winners in the designated categories:

Commercial: Tonio's Restaurant.
Industrial: A.J. Bayer
Residential: Mr. and Mrs. Dominick Ginino,
4600 Carson Street.

Slides of award-winning sites were projected -- both the winners and the Commission were commended by Mayor Miller for this evidence of community pride.

9A. PILOT SEEDLING PROGRAM.

Chairman Lewandowski reported on the status of the Environmental Quality Commission's Pilot Seedling Program -- the Program having been initiated at Columbia School, with donations of Monterey Pine seedlings by Eagle Scout John Langford through the extensive efforts of Mr. and Mrs. Jack Pederson, Telephone Pioneer Club of America, and biodegradable containers donated by the Carnation Milk Company.

Mr. and Mrs. Pederson were introduced -- their efforts, and this outstanding program, were warmly commended by Mayor Miller, on behalf of the Council.

REAL PROPERTY:

10. RESOLUTION re: agreements with Christy J. Petrofanis and Howard S. Martin & Associates for appraisal services.

RESOLUTION NO. 73-222

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN AGREEMENTS FOR APPRAISAL SERVICES BETWEEN THE CITY AND CHRISTY J. PETROFANIS AND BETWEEN THE CITY AND HOWARD S. MARTIN AND ASSOCIATES.

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Councilman Armstrong moved for the adoption of Resolution No. 73-222. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

MOTION: Councilman Wilson moved to approve an appropriation of \$1,800 from the Unappropriated Reserve of the General Fund for this purpose. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

TRANSPORTATION:

11. RESOLUTION revising the schedule of fares for the Torrance Transit System.

Director of Transportation Horkay noted the following revision in the subject resolution: Section II, Item 2 should state - "Students under 21 years of age will be allowed to ride for a base fare of 15¢ for the first zone, and 5¢ for each additional zone."

RESOLUTION NO. 72-223

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE REVISING THE
SCHEDULE OF FARES FOR THE TORRANCE
TRANSIT SYSTEM EFFECTIVE DECEMBER 1, 1973.

Councilman Uerkwitz moved for the adoption of Resolution No. 72-223. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote (Councilmen Brewster, Sciarrotta absent).

PARK AND RECREATION:

12. WALTERIA RESERVOIR TENNIS COMPLEX PLANS.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That Council approve the Walteria Reservoir Tennis Complex plans prepared by Willdan Engineering Associates, pending the final clearance from the Building and Safety Department and the State Bureau of Safety of Dams.

MOTION: Councilman Wilson moved to concur with the above recommendation of the Park and Recreation Director. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

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

COMMISSION MATTERS:

13. INTERVIEWS FOR COMMISSION VACANCIES.

RECOMMENDATION OF CITY MANAGER:

That Council set January 15, 1974 at 6:00 P.M. as the time certain for interviews for possible vacancies among all appointed groups. Further, that the City Clerk be directed

to conduct the usual public advertising in accordance with Council policy.

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

FRANCHISE MATTERS:

Considered together:

14. RECOMMENDATION ON A PROPOSED CWOD OIL PIPELINE FRANCHISE.
15. RECOMMENDATION FROM OIL BOARD THAT CITY ADOPT A CITY PIPELINE FRANCHISE ORDINANCE.

It was the request of City Manager Ferraro that agenda items #14 and #15 be held over to December 11th in order that there may be City Attorney/City Manager review and recommendation.

Present, representing the Torrance Unit, was Mr. Peter Lacombe who expressed concern with the serious lack of communication with the Oil Board, the need for resolution of these problems in order that they may run their business.

Mayor Miller directed that Staff make a complete investigation of the apparent problems and report back on the validity of same. Councilman Surber indicated concurrence with the need for clarification regarding "stumbling blocks", etc.

Councilman Uerkwitz indicated his feeling of obligation to hear the Oil Board and that there be "due process", and noted that Council must be credited with some of the errors as well. Councilman Armstrong pointed out the pending Ad Hoc Committee considerations re: Oil Board parameters, etc., and acknowledged that this delay has contributed to the problem.

Mr. Lacombe returned to comment: "We want to follow the rules you set down -- we can't get to the rules."

MOTION: Councilman Armstrong moved to concur with the above request of the City Manager, to hold Items #14 and #15 to the Council meeting of December 11th. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

16. RESOLUTION re: Shell Oil Company franchise.

RESOLUTION NO. 73-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO AMEND THE FRANCHISE GRANTED BY ORDINANCE NO. 2391 TO SHELL OIL COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN A PIPELINE FOR THE TRANSPORTATION OF HYDRO-CARBON SUBSTANCES IN AN ALTERNATE ROUTE IN THE CITY OF TORRANCE, CALIFORNIA, AND PROVIDING FOR THE PUBLICATION OF NOTICE OF PUBLIC HEARING THEREON.

Councilman Wilson moved for the adoption of Resolution No. 73-224. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

MATTERS NOT OTHERWISE CLASSIFIED:

17. RECOMMENDATIONS FROM OIL BOARD FOR IMPLEMENTING THE PRESIDENT'S ENERGY CONSERVATION PROGRAM.

It was the recommendation of City Manager Ferraro that this item, in view of the wide range of recommendations, be referred to the Torrance Disaster Council for their review.

MOTION: Councilman Surber moved to refer Item #17 to the Torrance Disaster Council. His motion was seconded by Councilman Uerkwitz; there were no objections, and it was so ordered.

18. REQUEST FOR STAFF ANALYSIS REGARDING MODIFICATION OF CITY ORDINANCE REGULATING THE ART AND PRACTICE OF HYPNOTISM.

RECOMMENDATION OF CITY MANAGER:

The use of hypnotism for medical purposes has long been recognized. Council might therefore consider expanding Section 45.6.1 c) to read: "The terms of this Section shall not apply to the art or practice of hypnotism when done for medical reasons by or under the direction of a licensed physician, psychologist or dentist."

The value of the availability of hypnosis for other than medical purposes is hard to determine. The CPHA asks for the option of making hypnosis available while the Southern California Society of Clinical Hypnosis, the South Bay Psychiatric Society and District 9 of the Los Angeles County Medical Association express concern about the use of hypnosis when not under the direction of licensed physicians.

Following Staff presentation by Sr. Administrative Assistant Meyer, Mayor Miller invited those desiring to speak to do so at this time.

The president of the California Professional Hypnotists Association, Inc., Mr. William Deanyer, representing some 240 members, with offices at 1775 North Orchid Avenue, Hollywood, stated that their petition was based on the fact that Business and Profession Code 2908 does recognize hypnosis as a profession. Mr. Deanyer itemized a number of cities which have indicated that ordinances similar to Torrance's are in conflict with State law, and have changed their ordinances accordingly.

It was next pointed out by Mr. Deanyer that on Tuesday, July 24, 1973, Ginger Court opened at Latitude 20, 3901 Pacific Coast Highway, knowing that she was in violation of City ordinance, and "wanting to see exactly what would happen if she appeared there -- nothing happened, although it was well advertised."

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

Permission to insert the highlights of this item into the utility bills at the time of their mailing was requested by City Manager Ferraro. There were no objections.

PLANNING AND ZONING MATTERS:

20. PRESENTATION BY LEAGUE OF WOMEN VOTERS regarding:
 "NEED FOR INVESTIGATION OF POLICY OPTIONS WHICH ARE AVAILABLE TO DELAY FURTHER MAJOR DEVELOPMENT UNTIL RANGE OF ALTERNATIVE SOLUTIONS TO EXISTING PROBLEMS ARE KNOWN!"

Mrs. Janet Pryor, 4617 Reese Road, President of the League of Women Voters of Torrance, offered the following comments on behalf of this organization:

"The League is concerned about the number of proposed major projects that are in the planning process at the present time, and the relationship that these projects have to our existing traffic and transportation problems.

"A look at all of the proposed developments in the planning process, most of them right now, reveals projects that will fill some 900 acres, with convention centers, hotels, several million square feet of commercial and office space, and a 42-acre 'Disneyland'-type of amusement park.

"The degree that traffic generation will be encouraged by these developments is incomprehensible. From a City traffic impact study we know that even if all of the proposed street-widening and extension projects were completed, it would still be necessary to spend an additional \$43 million to achieve an efficient network of streets to move the number of anticipated cars because of the proposed developments. It should also be pointed out that 2/3rds of the number of vehicles on our streets belong to non-residents.

"We know that you, the members of the City Council, share our concerns. We know that you have attempted to mitigate the impacts caused by the increased density of development within the City. We know, too, that the policy-making tools at your disposal are limited. We share your frustrations.

"We are also sympathetic with the problem-solving of the Commissions -- for example, we know that the Traffic Commissioners spend a great deal of their time dealing with the problems created when, in desperation, the motorist seeks the natural corridors through residential neighborhoods to get away from the congestion on the major arterials.

"But the most significant event has finally come to pass -- the traffic problem has begun to hurt business. Because of the traffic congestion, and the resulting parking ban, the merchants on Hawthorne Boulevard report that sales have sharply declined.

"All of this in a city that serves as the commercial and industrial center of a region that ranks in population as the seventh largest city in the United States -- a city that, unfortunately, has no General Plan and no viable transportation alternative to the private automobile.

"We know that outlining the problems is far easier than coming to grips with workable solutions, but there is a national trend away from the belief that land is an exploitable commodity. Communities across the United States are making commitments that are being upheld by the courts that land is a non-renewable resource whose use must be carefully planned. When the word 'fair' is used in land use decisions, the question 'fair to whom?' must also be asked. Which brings us to the realization that solutions to the traffic and transportation problems created by future development will have to be dealt with before future major development can be allowed to take place.

"The League of Women Voters believes that the time has come for a firm commitment to seek alternatives for implementing policy-making decisions to shape the future growth of the City of Torrance. We ask that you direct the City Staff to investigate the policy options that are available to delay further major development until the range of alternative solutions to our existing problems is known. We ask that you clearly direct this task as a No. 1 priority."

Mayor Miller acknowledged the significance of the foregoing remarks, and indicated agreement with the request for referral to City Staff -- it was, however, his direction that the matter be returned as a public hearing agenda item, with extensive notification to all interested parties, in order that there might be presentation on all sides of the question, as well as Staff input regarding alternatives, etc.

Concurrence with the Mayor's direction was indicated by the Council -- the date selected for the subject presentation was December 18th; City Manager Ferraro will follow through in this matter.

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- 21. ORDINANCE amending Division 9 of the Code to require all restaurants to obtain a Conditional Use Permit.

ORDINANCE NO. 2443

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 95.3.21 OF THE TORRANCE MUNICIPAL CODE TO REQUIRE ALL RESTAURANTS AND EATING ESTABLISHMENTS TO OBTAIN A CONDITIONAL USE PERMIT.

Councilman Uerkwitz moved for the approval of Ordinance No. 2443 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Sciarrotta).

- 22. ORDINANCE re: ZC 73-17, TORRANCE MENTAL HEALTH PARK, LTD.

ORDINANCE NO. 2444

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 SOUTH SIDE OF LOMITA BOULEVARD, APPROXIMATELY 450 FEET EAST OF EARLY DRIVE, AND DESCRIBED IN ZONE CHANGE 73-17. (Torrance Mental Health Park, Ltd.)

Councilman Wilson moved for the approval of Ordinance No. 2444 at its first reading. His motion, seconded by Councilman Armstrong, carried, as follows:

AYES: COUNCILMEN: Armstrong, Surber, Uerkwitz, Wilson.
 NOES: COUNCILMEN: None.
 ABSTAIN: COUNCILMEN: Mayor Miller (not present at hearing).
 ABSENT: COUNCILMEN: Brewster, Sciarrotta.

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The hour being 8:40 P.M., Councilman Wilson 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 (Councilmen Brewster, Sciarrotta). A 10-minute recess followed at 8:45 P.M.

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(Items 23, 24, and 25 considered together.)

PLANNING AND ZONING HEARINGS:

- 23. ZC 73-19, PALOS VERDES INVESTORS, LTD.
Change of zone from R-3 (PP) to R-3 (PD) on property located on the east side of Rolling Hills Road approximately 250 feet southeasterly of Crenshaw Boulevard.
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

24. V 73-9, PALOS VERDES INVESTORS, LTD.
Request for a variance of the off-street parking and usable open space requirements to permit the conversion of an existing apartment building to a condominium on property located on the east side of Rolling Hills Road approximately 250 feet southeasterly of Crenshaw Boulevard.
RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

APPEALS - PLANNING AND ZONING:

25. APPEAL OF PLANNING COMMISSION DENIAL of CUP 73-38 and TT 31810 to permit the conversion of an existing apartment building to a condominium on property located on the east side of Rolling Hills Road approximately 250 feet southeasterly of Crenshaw Boulevard, PALOS VERDES INVESTORS, LTD. (ENGINEER: LIND & HILLERUD, INC.)

Appropriate 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 subject advertised public hearings, and requested, first, that there be a Staff presentation by Planning Director Shartle. Mr. Shartle's presentation included detailed screen projection of the existing development.

Representing Palos Verdes Investors, Ltd., Mr. E. Arnold Oppenheim, 9777 Wilshire Boulevard, Beverly Hills, described amenities at the development which were not included in the above screening, the planting rehabilitation now in progress, etc. It was also pointed out by Mr. Oppenheim that this development had been recipient of an architectural award. The resultant upgrading with condominium use, the park land gift to the City and overall open space benefits represented thereby, extensive future plans for recreational facilities and beautification, arrangements for adequate parking spaces, etc. were matters reviewed by Mr. Oppenheim, it being his request that Council approve the requested condominium conversion.

Mr. Michael Leone, 6151 Century Boulevard, advised that the proposed price range for the apartments would be \$25,950 to \$39,950, noted the spacious square footage of the apartments which are very modern with the latest appliances, and pointed out that the units have always been successfully rented, with rents from \$185 to over \$350 per month. Mr. Leone likewise reviewed the land gifted to the City and its relative value in consideration of the subject request.

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

Council discussion followed and encompassed present Code deficiencies on the subject development and precedent-setting aspects for other condominium development; the value of the dedicated park land in terms of actual open space; etc.

MOTION: Councilman Uerkwitz moved to concur with the Planning Commission for DENIAL of ZC 73-19 and V 73-9 (Items 23 and 24) and to further DENY the Appeal of Planning Commission denial of CUP 73-38 and TT 31810 (Item 25). The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable, yes being for denial. (Absent: Councilmen Brewster, Sciarrotta).

It was the comment of Mayor Miller that the concept of converting apartment houses to condominiums is a very good one, based on the positive effect of pride in home ownership -- however, apartment houses which do not meet the existing Code should not be permitted to so convert, in fairness to future requests which must meet today's Code.

26. CONTINUED HEARING - TENTATIVE TRACT NO. 28795, FUJITA CORPORATION, U.S.A. Appeal of certain Planning Commission conditions of approval on a 20-lot subdivision located approximately 150 feet south of 235th Street and westerly of Crenshaw Boulevard.

Mayor Miller announced that this is the time and place for the continued public hearing in the subject matter, and requested, first, that the Ad Hoc Committee findings be announced.

Councilman Armstrong reported as follows:

RECOMMENDATION OF AD HOC COMMITTEE ON TT 28795:

Re: Condition #1 -- That Council review ordinances prepared this date on the subject of Design Review; that Condition #1 stand, with a recommendation for adoption of the Design Review ordinance, with some modification thereof, and appropriate amendments to the CUP and PP ordinances.

Re: Condition #5: Leave the condition as now stated, with the understanding that as the time progresses discussion could be directed to participation and a proportionate share.

Re: Condition #15: Leave the condition as now stated, with approval of the Planning Director in the achievement of desired objectives outlined in this condition.

It was the specific comment of Councilman Uerkwitz (Ad Hoc Committee member) re: Condition #15 that there is no concession to the desired barrier of trees -- it was agreed that the proponent and Planning Director could otherwise resolve the manner of handling the usable part of the ground.

The proponent, Mr. William G. Wells, reaffirmed his opinion that Condition #1 is an improper and illegal condition; it should be removed in that it serves no purpose other than to encumber the property. Mr. Wells indicated his willingness to review the proposed Design Review ordinances. The traffic signal requirement (Condition #5) does not involve the design or improvement of the proposed industrial park, per Mr. Wells, and such conditions for improvement off the property are without jurisdiction. As to Condition #15,

Mr. Wells expressed confidence that this could be worked out with the Planning Director, provided there is flexibility on both sides.

A resident of New Horizons, Mr. G.W. Webb pointed out that Torrance is a "planned community" trying to establish a balance between people and industry -- Mr. Webb also noted the nationwide trend to cleanse the air and environment; hence the importance of the Precise Plan development requirements.

Mr. Carl Warren, 2980 West 235th, expressed regret that any development was scheduled to take place on the subject property -- why not protect this field by way of park or bike path development instead? Mayor Miller suggested that he be briefed by Staff in order that there be adequate clarification for his questions.

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

MOTION: Councilman Uerkwitz moved to concur with the Planning Commission and Staff for approval of Tentative Tract No. 28795, subject to all conditions, incorporating the findings of the Ad Hoc Committee in this matter. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

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APPEALS - OTHER THAN PLANNING AND ZONING:

27. SIGN APPEAL - Los Verdes Flowers (I.P. Alkana),
3760 - 242nd Street

In view of the absence of the proponent, this item was held for two weeks to the Council meeting of December 11th.

ROUTINE MATTERS:

28. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

I. BUDGETED ITEMS:

1. \$803.14 to Industrial Electronics for 120 only long life 20,000 HR rated lamps and 240 only 8,000 HR rated traffic lamps, as requested by the Department of Transportation.
2. \$648.90 to Green Thumb Nursery for the purchase of 198 flats of ground cover plants, as requested by the Park Services Division for Sur La Brea Park.
3. \$1,428.00 to Two Macks Electric for a contract for necessary electrical services (materials and labor) to rehabilitate the high voltage facility at the Torrance Airport, as requested by the Department of Transportation.
4. \$348.14 to L.F.E. Service Company for repairs to one (1) only traffic signal controller, as requested by the Department of Transportation.
5. \$496.13 to Monroe International for one (1) only replacement calculator, as requested by the Water Department.
6. \$1,966.73 to Johnny Gillette Tire Company for necessary tire repair and recapping services, as required by the City Garage.

II. SPECIAL ITEM:

7. \$3,675.00 to the Research Technology, Inc. for the purchase of one (1) only film inspection machine (Retectron), as requested by the City Librarian. This is part of the City Librarian's audio visual program support equipment requirements.

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MOTION: Councilman Surber moved to concur with the recommendation of the Finance Director on Item #28. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

29. AWARD OF CONTRACT - Concrete Improvements in three locations (B73-50).

(City Engineer Weaver corrected the material at hand to reflect "Parcel 4 on 233rd Street, Mr. Garrison," rather than the Parcel 4 sketch provided.)

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Vargas Construction and Manufacturing and the other bid be rejected.

MOTION: Councilman Armstrong moved to concur with the recommendation of the City Engineer, as corrected. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

30. AWARD OF CONTRACT - BUDGETED CITY VEHICLES.
REF. BID #B73-44 - EXPENDITURE: \$106,447.54

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

1. That Bid Items 1 and 2 be awarded to Ray Vane, Inc. for the purchase of:
 - A. 11 only mid-size sedans - Police B&W Units;
 - B. 4 only sedans - compact size (1-Fire Dept. and 3-City Hall departments).

In the total amount of \$53,347.77, including tax.
2. That Bid Item 3 for three only utility vans (1 van-Library; 2 vans-Custodial) be awarded to Maurice J. Sopp & Son in the total amount of \$8,986.26.)
3. That Bid Item 4 be awarded to Earle Ike Dodge for the purchase of 1 only $\frac{1}{2}$ -ton pickup truck for the Airport Division in the total amount of \$2,928.14, including tax.
4. That Bid Item 5 be awarded to Martin Chevrolet for the purchase of 1-only truck cab and chassis to be used by the Water Department for a dump truck - in the total amount of \$7,065.62, including tax.
5. That Bid Item 6 for two only truck cab and chassis (to be made into one-man rubbish trucks with the purchase of two rubbish bodies) be awarded to International Harvester Company in the total amount of \$29,763.30, including tax.
6. That Bid Item 7 for 1 only truck - cab and chassis (for Fire Department-to be made into a rescue unit) be awarded to Wegge Dodge in the total amount of \$4,356.45, including tax.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Finance Director and Purchasing Supervisor. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. (Absent: Councilmen Brewster, Sciarrotta).

31. TORRANCE TRANSIT SYSTEM - Liability Policy Retrospective Adjustment.
Transit Casualty Company - Policy #CGA 5897 -
Retrospective Period 1971 to 1974

RECOMMENDATION OF CITY CLERK:

That Council approve the payment of the additional premium of \$15,572.17 caused by the acceleration of claims.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the City Clerk and approve payment of \$15,572.17 from the General Fund Unappropriated Reserve. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

Considered at this time:

ADDENDUM ITEM:

36. SALE OF SURPLUS BUS - UNIT #329 (1951 GMC)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council accept the bid of \$400.00 from the National Bus Museum for Unit #329 and approve of the sale of this unit to them.

MOTION: Councilman Surber moved to concur with the above recommendation of the Finance Director and Purchasing Supervisor. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

SECOND READING ORDINANCES:

32. ORDINANCE NO. 2439.

ORDINANCE NO. 2439

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SUBSECTION (b) TO SECTION 5, RULE VIII OF THE CIVIL SERVICE RULES AND REGULATIONS.

(A procedure for Selective Certification in "Engineers" Unit.)

Councilman Surber moved for the adoption of Ordinance No. 2439 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

33. ORDINANCE NO. 2440.

ORDINANCE NO. 2440

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE 4 OF PART VI, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO ADD A NEW SECTION DEALING WITH TRANSFER.
(Torrance City Employees Association)

Councilman Armstrong moved for the adoption of Ordinance No. 2440 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

34. ORDINANCE NO. 2441.

ORDINANCE NO. 2441

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 91.35.1 OF THE TORRANCE MUNICIPAL CODE TO REQUIRE THAT LANDSCAPING PLANS IN THE P-1 ZONE BE APPROVED BY THE PLANNING DIRECTOR, AND THAT A CONDITIONAL USE PERMIT BE REQUIRED FOR PARKING AREAS AND DRIVEWAYS SERVICING ADJOINING PROPERTY.

Councilman Wilson moved for the adoption of Ordinance No. 2441 at its second and final reading. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilmen Brewster, Sciarrotta absent).

35. ORDINANCE NO. 2442.

ORDINANCE NO. 2442

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 30 TO DIVISION 9, CHAPTER 2 OF THE TORRANCE MUNICIPAL CODE REGARDING COMMERCIAL DEVELOPMENT STANDARDS AND ADDING SECTION 2 TO ARTICLE 2 OF CHAPTER 9, DIVISION 9, OF SAID CODE TO PROVIDE FOR AN APPELLATE FEE.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2442 at its second and final reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilmen Brewster, Sciarrotta absent).

36. Sale of Surplus Bus (See Page 15)

ORAL COMMUNICATIONS:

37. City Manager Ferraro regretfully announced the hospitalization of Mrs. George Surber for ear surgery.

38. Approval of representation at the December 5th SCAG meeting regarding EDA application for funds for Naval Annex property was requested by City Manager Ferraro. Mayor Miller so MOVED; his motion was seconded by Councilman Armstrong; there were no objections, and it was so ordered.

39. Appreciation to three anonymous "angels of mercy" who came to his son's rescue at a recent incident on the San Diego Freeway, which involved him in his line of duty as a California Highway Patrol officer, was expressed by Councilman Surber.

40. Praise for Paramedic efforts at the scene of a serious automobile accident at Anza and Pacific Coast Highway was expressed by Councilman Uerkwitz.

41. Councilman Uerkwitz requested Council permission to present Staff-recommended funding procedures relative to the Corridor Study to the Corridor Study Committee. Mayor Miller so MOVED; the motion was seconded by Councilman Surber. There were no objections, and it was so ordered.

42. It was the request of Councilman Wilson that a letter of commendation go forward to the Sister City Committee in recognition of the hospitality extended the delegates from Kashiwa, Japan who recently visited Torrance. There were no objections, and it was so ordered.

Mayor Miller joined in praising all who made the delegation's visit such a success.

43. Recognition and commendation of the young man who hopped from a waiting car and rescued an escaped box car was requested by Councilman Armstrong -- Chief Nash will furnish the necessary details to accomplish such recognition.

44. A formal presentation was made by TOPIC representatives pertaining to real estate activities in the City of Torrance, their audit thereof, and practices of discrimination encountered. Official spokesmen were Ms. Patty Mortl, 944 Clarion Drive, Carson, and Mr. Mike Silva, 19422 Reinhart, Carson -- many audit participants offered testimony as to their experiences in Torrance real estate offices. The script used for this presentation, and the formal report on TOPIC findings, dated November 27, 1973, is of official record.

A motion was offered by Councilman Wilson that this matter be referred to the Human Resources Commission, but it died for lack of a second. It was the consensus of the Council that it was without jurisdiction in a matter involving private enterprise, and recommended that their presentation be directed to the Torrance/Lomita Board of Realtors.

Ms. Mortl extended an invitation to the Council to attend a Carson workshop session on this matter on Thursday, December 13th, at 7:30 P.M. Councilman Wilson indicated that he would try to attend this workshop session.

At 11:40 P.M., Councilman Surber moved to adjourn to Tuesday, December 11, 1973, at 7:00 P.M. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilmen Brewster, Sciarrotta absent).

#

Ava Cripe
Minute Secretary

17.

City Council
November 27, 1973

APPROVED:

Ben Miller

Mayor of the City of Torrance

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