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Adjourned at 10:35 P.M.

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March 26, 1974

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, March 26, 1974, at 7:00 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. Wertz led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Reverend Milton Sippel, First Christian Church:

"ALMIGHTY GOD, WE PAUSE AT THE BEGINNING OF THIS COUNCIL MEETING TO RECOGNIZE OUR DEPENDENCE UPON THEE. WE THANK THEE FOR THIS GREAT NATION OF OURS, AND FOR ITS HISTORY OF FREEDOM AND DEMOCRACY. WE THANK THEE FOR CITY GOVERNMENTS, LIKE THIS, WHERE THE COMMUNITY MAY GATHER AND LISTEN TO THE BUSINESS AFFAIRS AS THEY TAKE PLACE.

"WE THANK THEE, OUR FATHER, THAT WE HAVE THE RIGHT TO ELECT OUR OFFICERS, OUR LEADERS, AND WE PRAY THAT THOU WILL CONTINUE THY BLESSING UPON THE CITY OF TORRANCE, BRINGING INTO OFFICE MEN AND WOMEN WHO WILL SERVE UNSELFISHLY AND SACRIFICIALLY FOR THE BETTERMENT OF OUR COMMUNITY. WE THANK THEE FOR THOSE WHO HAVE GIVEN OF THEIR TIME IN THE PAST, AND CONTINUE, O GOD, TO BE WITH US AS A COMMUNITY."

Mayor Miller announced the forthcoming retirement of Reverend Sippel on May 1st, and his departure from the City of Torrance to Leisure World -- the Mayor, on behalf of the Council, expressed appreciation to Reverend Sippel for his long standing, dedicated devotion to the community. Reverend Sippel likewise conveyed his pleasure at having so served the City.

1. City Council
March 26, 1974

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of March 12, 1974 be approved as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Surber moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:Transportation Committee:

Met this date -- report forthcoming to Council.

Police, Fire, and Public Safety:

Will meet on April 2nd at 4:00 P.M.

Ad Hoc Oil Committee:

Chairman Brewster advised that an additional meeting will be held, at the request of SETHA.

Civil Service Committee:

Will meet on April 4th at 5:00 P.M.

PROCLAMATIONS:

9. NATIONAL ACTION WEEK FOR FOSTER CHILDREN - March 31-April 6.

10. THE WEEK OF THE YOUNG CHILD -March 31-April 6.

11. VIETNAM VETERANS WEEK - March 29-April 4.

So proclaimed by Mayor Miller.

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Councilman Armstrong introduced Mr. Warner Berg, North High teacher, followed by introduction of the students in his Citizenship Class.

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2.

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STREETS AND SIDEWALKS:

12. CONSTRUCTION OF CURB, GUTTER, SIDEWALK, AND DRIVEWAYS, CHAPTER 27, 1911 ACT, 73-2. COMMITTEE REPORT.

RECOMMENDATION OF PUBLIC WORKS COMMITTEE:

1. That, following the continued public hearing, the City Council pass upon objections or protests, if any;
2. That the City Council approve and adopt the subject resolution confirming the assessments.

Mayor Miller announced that this is the continued public hearing in this matter, and inquired if anyone wished to be heard.

Committee Chairman Brewster detailed the findings of the Public Works Committee in the satisfactory resolution of the problems presented by Messrs. Warner and Garrison at the March 5th public hearing on this matter (per Committee report dated March 19, 1974).

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

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 74-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ASSESSING THE COST OF CONSTRUCTION OF CURB, GUTTER, SIDEWALK, AND DRIVEWAYS IN FRONT OF CERTAIN PROPERTY IN SAID CITY PURSUANT TO CHAPTER 27, DIVISION 7 OF THE STREETS AND HIGHWAYS CODE (SHORT FORM IMPROVEMENT ACT OF 1911, 73-2).

Councilman Sciarrotta moved for the adoption of Resolution No. 74-49. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

REAL PROPERTY:

13. RESOLUTION authorizing execution of appraisal services agreement with Robert G. Ogle (5½-acre Airport Commercial Parcel - Airport Lease Site C-3).

RECOMMENDATION OF LAND MANAGEMENT TEAM:

1. Adoption of subject resolution authorizing the execution of an agreement with Robert G. Ogle, for said appraisal services, at a fee not to exceed \$2500.
2. The cost of said appraisal be reimbursed Northern Properties if the City successfully negotiates a lease with another party on subject property within three years from the date of the appraisal.

3.

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RESOLUTION NO. 74-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT EMPLOYING ROBERT H. OGLE TO APPRAISE CERTAIN AIRPORT COMMERCIAL PROPERTY.

(5½+ Acre Airport Commercial Parcel - Airport Lease Site C-3)

Councilman Wilson moved for the adoption of Resolution No. 74-50. His motion was seconded by Councilman Armstrong.

Prior to roll call vote on the above motion, Council discussion was directed to the income approach analysis, and the above recommended reimbursement; the resultant deviation from established City procedures; the three year "tie up" for the City with the proposed arrangement, along with the assumption of a \$2500 obligation, etc. It was the consensus of the Council that the Staff recommended procedure was an undesirable one, as presently conceived.

A SUBSTITUTE MOTION (later withdrawn) was offered by Councilman Uerkwitz: That Resolution No. 74-50 be tabled, without prejudice. The motion was seconded by Councilman Surber.

Discussion resumed, and it was the direction of the Council that Staff renegotiate this matter relative to the appraisal reimbursement, and that the Mayor's signature be withheld from the subject resolution until this has been satisfactorily accomplished. Councilman Uerkwitz thereupon withdrew his Substitute Motion.

Roll call vote on the main motion, to adopt Resolution No. 74-50, was unanimously favorable, subject to the following:

It was reaffirmed by Mayor Miller that he would not sign any documents in this matter until the proponent has withdrawn the requested reimbursement of appraisal fee, such being stipulated as a condition of approval for Resolution No. 74-50.

TRANSPORTATION MATTERS:

14. RESOLUTION accepting in principle the Bikeways Report and directing that it be included into the General Plan.

RESOLUTION NO. 74-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ACCEPTING IN PRINCIPLE THE BIKEWAYS REPORT OF THE COMBINED BICYCLE STUDY COMMITTEE, AND DIRECTING ITS INCLUSION INTO THE CITY'S GENERAL PLAN.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-51. His motion was seconded by Councilman Surber.

Mrs. Pat Tyrrell, vice president, League of Women Voters, 19935 Redbeam, stated that based on the League's recently completed transportation study it is their request that Council adopt in principle the Bikeways Master Plan Report and support the recommendations outlined in agenda item #14, for the following reasons:

(1) The bicycle is recognized as both a mode of transportation and a recreational vehicle;

(2) In order to avoid conflicts with other transportation modes, planning is needed to encourage safe and attractive bicycle travel; and

(3) It would be to the benefit of the City of Torrance to be able to utilize funding sources which recognize the needs of various modes of travel, such as the immediately available funds provided by the Transportation Development Act, as amended by S.B. 821.

Roll call vote on the motion to adopt Resolution No. 74-51 was unanimously favorable.

Praise for the extensive efforts of Mrs. Meri Jo McMullen, chairman of the Combined Bicycle Study Committee, was extended by Councilman Uerkwitz, as well as to all others who worked long and hard in achieving the subject Bikeways Report.

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15. RESOLUTION requesting \$24,224 from SCAG for construction of Bicycle Paths.

RESOLUTION NO. 74-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING A GRANT FROM SCAG FOR CONSTRUCTION OF BICYCLE FACILITIES AS PROVIDED BY THE TRANSPORTATION DEVELOPMENT ACT (S.B. 325, S.B. 821).

Councilman Sciarrotta moved for the adoption of Resolution No. 74-52. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was the comment of Councilman Surber, at the time of his affirmative vote, that he "hates the thought that we have to go through SCAG"; concurrence was indicated by Councilman Uerkwitz.

16. RESOLUTION AND AGREEMENT for implementation of a 25-cent flat bus fare experimental program.

RESOLUTION NO. 74-53

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 THE COUNTY OF LOS ANGELES FOR THE IMPLEMENTATION OF A 25-CENT FLAT FARE AND 10-CENT UNIVERSAL TRANSFER PROGRAM ON AN EXPERIMENTAL BASIS.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-53. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

17. POSTING OF "NO PARKING - STREET SWEEPING" SIGNS on east side of Beech Avenue between Carson and Torrance.

RECOMMENDATION OF TRAFFIC COMMISSION AND DEPT. OF TRANSPORTATION:

That the east side of Beech Avenue between Carson Street and Torrance Boulevard be posted with "NO PARKING - STREET SWEEPING" signs, prohibiting parking from 9:00 A.M. to 11:00 A.M. on Mondays.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation; the motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

18. RESOLUTION authorizing the filing of a claim with SCAG for local transportation funds.

RESOLUTION NO. 74-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE FILING OF A CLAIM WITH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS FOR LOCAL TRANSPORTATION FUNDS.

Councilman Wilson moved for the adoption of Resolution No. 74-54. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

PARKS AND RECREATION:

19. COMMUNICATION REGARDING LA CARRETERA PARK IMPROVEMENTS.

RECOMMENDATION OF PARK AND RECREATION COMMISSION/DEPARTMENT:

That the City take immediate action on the request for security lighting at the park. The cost of approximately \$200 for installation (minimal lighting) can be accomplished out of the current Park and Recreation Department budget.

Further, that the homeowner petition requesting improvements at La Carretera Park be referred to the Park and Recreation Commission.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation. The motion was seconded by Councilman Armstrong.

Comments from the audience were invited by Mayor Miller.

Mr. Bill Berg (?), 18536 Dorman Avenue, stated, as spokesman for area residents, that there is a serious need for lighting around the tennis courts, park sides (for security); construction of rest rooms/equipment storage room. Further, per Mr. Berg, much adult evening supervision could be made available were the above accomplished.

Next to speak was Mr. Ronald Caudrey, 18435 St. Andrews Place, who noted the problems which have been encountered in the subject area, and the need for an illuminated park which will provide varied evening activities for young people.

Support for the above motion was expressed by Councilman Wilson, along with the following prepared remarks:

"Today we have heard from concerned citizens regarding the safe use of one of our fine recreational facilities -- La Carretera Park. I am sure that we all share this concern and are desirous of seeking a fast remedy.

"In trying to solve the problem, I think we need to take a look at a number of factors. Obviously, safety is a factor, regardless of the type of facility, but based on the presentation of our North Torrance citizens, it appears that beyond safety, there is a need for additional capital improvements in North Torrance. To coincide with improvements to the park, we would also need to staff additional neighborhood programs.

"As I see it, while the problems can be reduced to a few terms, a great deal of thought must go into our solutions. I would therefore like to ask that we do several things:

- "1. Strengthen the Police and security provisions of the park at minimal expense within the current City budget;
2. Direct that the City Manager appoint a La Carretera Park Task Force to develop the best approach, options, and alternatives to upgrading La Carretera Park, while eliminating some of the drawbacks that have led to the

crime problems in the area. This Task Force, which should be headed by our Park and Recreation people, should include some of our Police (Juvenile Division) professionals, the County's Probation Department, and other such groups who can add supportive input to the process of finding the best way to correct the problems at La Carretera Park; and

3. Through the Recreation Department and Recreation Commission, include as budget proposals for 1974-75 an orderly program of increased Recreation Staff and Park Development Projects for La Carretera Park."

Councilman Uerkwitz amended his motion to incorporate the foregoing recommendations of Councilman Wilson. This met with the approval of Councilman Armstrong who seconded the motion. Roll call vote was unanimously favorable.

PERSONNEL MATTERS:

20. EXECUTIVE SESSION REGARDING HOURS, WAGES AND WORKING CONDITIONS.

Held for later in the meeting. (See Page 19)

SECOND READING ORDINANCES:

21. ORDINANCE NO. 2476.

The following communication from Mr. Daniel W. Walker, Director of Public Relations, Pioneer Theatres, Inc., was read into the record by City Clerk Coil:

"At this Tuesday's Council meeting you will have before you an ordinance concerning second hand dealers. This ordinance, if passed, will far exceed its stated intent and purpose. While aiming at the control of stolen items taken in trade by local merchants, this ordinance, if enacted, would have the effect of putting the Roadium Swap Meet, its employees, and thousands of sellers out of business.

"In discussions held with Captain Maestri of the Torrance Police Department, and Owen Petersen, City Prosecutor, I was told many times that they did not intend that we would fall under this proposed ordinance.

"Through our utilization of off-duty police officers at the Roadium, along with the Conditional Use Permit, which we operate under, we feel that the City has all the control necessary to govern our operation.

"I would therefore ask that your honorable body request that the City Attorney's office exempt the Swap Meet from inclusion in the proposed ordinance."

Mr. Walker was present to reaffirm his concerns relative to Ordinance No. 2476.

A temporary compromise recommendation was offered by City Attorney Remelmeyer: that the Roadium Theatre owner be considered the second hand dealer, and he would take out the permit, involving only one \$25 fee. Following this, the Police Department could then develop rules which would enable them to control the sale of second

hand goods at Swap Meets, per Mr. Remelmeyer -- Staff would return at a later date with such rules for Council review.

It was the opinion of Councilman Surber that this item should be deferred until these problems have been resolved -- Mr. Surber also noted the likely need for clarification regarding garage sales.

Chief Nash stated that much research, over a long period of time, has gone into the subject ordinance, the prime concern being the selling of stolen property in certain types of stores -- there is no intent to affect the Swap Meets or garage sales.

Council discussion ensued regarding the merits of approval at this time of Ordinance No. 2476, exempting Swap Meets and garage sales, with appropriate revision at a later date -- considered as well was delaying action until an appropriately rewritten ordinance could be presented.

MOTION: Councilman Brewster moved that the subject ordinance be adopted at this time, with the express intention of the Council to the License Review Board who will draw up the rules and regulations that Swap Meets and occasional garage sales be excluded from the ordinance. Further, that the City Attorney be instructed to come back with a more properly drawn ordinance which does in fact meet the Council's intent. The motion was seconded by Councilman Armstrong.

Discussion resumed -- it was the comment of Councilman Surber that, in the absence of any emergency, that the matter perhaps should be deferred until a proper ordinance can be presented. Mayor Miller likewise indicated his preference for a "nice, clean ordinance", rather than providing exemptions for a law, and was in favor of delaying the matter until this could be achieved.

Roll call vote on Councilman Brewster's motion was as follows:

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

It was the comment of Councilman Armstrong, at the time of his "yes" vote, that he so voted primarily to give the Chief needed tools for a specific task -- concurrence was indicated by Councilman Brewster. Mayor Miller reiterated his feeling that everyone is really saying the same thing, but it would be simpler to return with a proper ordinance. Councilman Sciarrotta thereupon changed his above vote to "NO", and MOVED FOR RECONSIDERATION. The motion was seconded by Councilman Wilson, and roll call vote was as follows:

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

MOTION: Councilman Surber moved to defer Ordinance No. 2476 for thirty days. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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22. ORDINANCE NO. 2477.ORDINANCE NO. 2477

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 97.9.10 OF THE TORRANCE MUNICIPAL CODE RELATING TO EXISTING FENCES AROUND OIL WELL SITES; AMENDING SECTION 97.1.1 TO AMEND DEFINITION OF OPERATOR; AMENDING SECTIONS 97.9.17 AND 97.9.18 AND REPEALING SECTIONS 97.9.20 THROUGH 97.9.27 OF SAID CODE RELATING TO THE LANDSCAPING OF OIL WELL SITES AND ADDING SECTIONS 97.9.20 THROUGH 97.9.33 THERETO RELATING TO THE SAME MATTER.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2477 at its second and final reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

23. ORDINANCE NO. 2478.ORDINANCE NO. 2478

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING THE PROVISIONS OF SECTION 91.10.1 OF THE TORRANCE MUNICIPAL CODE GOVERNING PERMISSIBLE USES IN THE RESIDENTIAL-PROFESSIONAL DISTRICT (R-P ZONE).

Councilman Surber moved for the adoption of Ordinance No. 2478 at its second and final reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

24. ORDINANCE NO. 2479.ORDINANCE NO. 2479

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 BETWEEN TORRANCE BOULEVARD AND MARICOPA STREET APPROXIMATELY 300 FEET WEST OF EARL STREET (4305 TORRANCE BOULEVARD), AND DESCRIBED IN ZONE CHANGE 73-25.

(Thomas R. Brown, M.D.)

Councilman Sciarrotta moved for the adoption of Ordinance No. 2479 at its second and final reading. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

PERSONNEL MATTERS:25. SCHEDULING OF LEGISLATIVE INTERN INTERVIEWS.RECOMMENDATION OF CITY MANAGER:

That Council designate Tuesday, April 23rd, at 6:00 P.M. as the time for interviewing Torrance youth interested in the Legislative Intern Program.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation; his motion was seconded by Councilman Armstrong. There were no objections, and it was so ordered.

AIRPORT MATTERS:26. RESOLUTION authorizing agreement with Bolt Beranek and Newman, Inc. for consulting services in connection with study of noise environment of the Torrance Municipal Airport.RESOLUTION NO. 74-55

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 CITY AND BOLT BERANEK AND NEWMAN, INC. FOR CONSULTING SERVICES IN CONNECTION WITH STUDY OF NOISE ENVIRONMENT OF THE TORRANCE MUNICIPAL AIRPORT.

Councilman Wilson moved for the adoption of Resolution No. 74-55. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

REAL PROPERTY:27. REVISION OF RATES AND CHARGES (RESOLUTION NO. 68-23) FOR THE TORRANCE MUNICIPAL AIRPORT.RESOLUTION NO. 74-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING RATES AND CHARGES FOR CERTAIN FACILITIES AND/OR SERVICES AT THE TORRANCE MUNICIPAL AIRPORT.

Councilman Surber moved for the adoption of Resolution No. 74-56. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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The hour being 8:30 P.M., Councilman Sciarrotta moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. A 10-minute recess followed at 8:31 P.M.

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11. City Council
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PLANNING AND ZONING MATTERS:

28. RESOLUTION granting Variance - V 73-13, James Rayor.

RESOLUTION NO. 74-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY JAMES RAYOR IN PLANNING COMMISSION CASE NO.

V 73-13.
(EA 73-123)

Councilman Uerkwitz moved for the adoption of Resolution No. 74-57. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Armstrong, Brewster, Sciarrotta,
Surber, Uerkwitz, and Wilson.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Mayor Miller. (For reasons
previously stated).

PLANNING AND ZONING HEARINGS:

29. V 74-1, LAUREL DEVELOPMENT COMPANY. Request for a variance of the 15,000 sq. ft. lot area requirement in the C-5 zone to allow the division of land into two parcels on the south side of Emerald Street approximately 95 feet west of Hawthorne Boulevard. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

Mayor Miller announced that this is the time and place for the subject public hearing.

City Clerk Coil advised that the proponent has requested that this matter be held for one week. There were no objections; Mayor Miller ascertained that there was no one present who wished to speak on this matter.

MOTION: Councilman Uerkwitz moved to concur with the request of the proponent to continue V 74-1 to April 2, 1974 at 6:00 P.M. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

APPEALS - PLANNING AND ZONING:

30. CUP 74-1, FUJITA CORPORATION. Automatic appeal of Planning Commission approval of a Conditional Use Permit to allow the construction of four industrial and warehouse buildings with a total of approximately 91,526 sq. ft. in the M-2 zone on the north side of the Atchison, Topeka and Santa Fe Railroad Right-of-Way, approximately midway between 235th Street and Lomita Boulevard at the end of Telo Avenue. APPROVED BY THE PLANNING COMMISSION SUBJECT TO CONDITIONS.

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Mayor Miller announced that this is the time and place for the subject hearing -- this being an automatic City Council-directed review of significant developments prior to Master Plan adoption.

Following Staff presentation by Planning Director Shartle, comments from the audience were invited by Mayor Miller.

New Horizons residents responded, as follows:

Mr. John Wertz - reported on their concern regarding maintenance of the 100 ft. buffer zone, and noted the precedent which will be established by the action on this tract. Possible residential re-zoning is likewise of interest.

Mr. Van Webb - expressed appreciation to the Council for the patience and cooperation displayed in this matter. Consideration of cul-de-sac on 229th Place in the vicinity of the Sam Levy School was requested by Mr. Webb.

Mr. Sherman Ware - The outstanding clarification provided by way of verbal remarks and maps of the subject area was commended. Mr. Ware also noted that New Horizons residents will continue their diligent concerns regarding development in the area. At the request of Mr. Ware, the substantial number of New Horizons residents in attendance stood in evidence of their support of the Council's findings.

Mr. Bernie Hollander - A dissenting opinion was expressed by him in that there are many errors apparent in the presentation -- it should be understood that the 100 ft. buffer is desired in the east section no matter what happens to the west. A strong position in this regard was taken by the Planning Commission, per Mr. Hollander, and a like position should be forthcoming from the City Council.

Council discussion followed the above remarks, it being pointed out by Mayor Miller that to take such a position at this time would foreclose on the public hearing process and would be a totally unfair position. Concurrence was indicated by the Council, as was a pledge to do all that can be done to preserve the integrity of the New Horizons, South Torrance, Palo del Amo community, with acknowledgment of "right of property" and "due process" procedures which must be observed. Previous Council discussions of record relative to the subject property, and established Guidelines, were also noted.

Mr. Wertz returned to state that New Horizons residents, by and large, are not in agreement with Mr. Hollander -- they are appreciative of the Planning Commission and City Council's efforts, and are confident there is right intent. (Considerable applause followed these remarks.)

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

City Manager Ferraro noted that Planning Commission Conditional Use Permit condition #14 should state: "That all buildings be sound-proofed in a manner satisfactory to the Building and Safety Director." (instead of "Airport Manager").

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning Department and Planning Commission for approval of CUP 74-1, subject to conditions, with condition #14 revised as above stated. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

31. RESOLUTION granting CUP 74-1, Fujita Corporation, U.S.A.RESOLUTION NO. 74-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF FOUR INDUSTRIAL AND WAREHOUSE BUILDINGS WITH A TOTAL OF APPROXIMATELY 91,526 SQUARE FEET OF FLOOR AREA ON PROPERTY IN THE M-2 ZONE LOCATED ON THE NORTH SIDE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY APPROXIMATELY MIDWAY BETWEEN 235TH STREET AND LOMITA BOULEVARD AT THE END OF TELO AVENUE.

(CUP 74-1 (EA 73-25) - FUJITA CORPORATION, U.S.A.)

Councilman Wilson moved for the adoption of Resolution No. 74-58. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

ROUTINE MATTERS:32. EXPENDITURES OVER \$300.RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$468.48 to Gar Wood - L.A. Truck Equipment Company to furnish and install a liftgate on a pickup truck requested by the City Garage as part of a safety program.
2. \$321.17 to American Wholesale Hardware for miscellaneous items consisting of rakes, shears, sweep brooms, and 300 pounds of "Borax soap", as requested by the City Garage for "department issue" stock.
3. \$952.84 to Western Water Works Supply Company for four various sizes of large pipe fittings (6", 12" and 16" diameter tees and reducer fittings), as requested by the Water Department.
4. \$1,297.49 to Marden-Susco Company for four each 12-inch water pipe valves, as requested by the Water Dept.
5. \$2,136.96 to Hersey Products, Inc. for the purchase of 12 each 1½-inch size Hersey water service meters, as requested by the Water Department.
6. \$1,654.30 to Baker & Taylor Company for the purchase of 166 library books.

7. \$540.79 to Campbell & ahll for the purchase of 96 library books.
8. \$532.65 to Grolier Educational Corp. for two sets of Americana Encyclopedia.
9. \$483.21 to Orance Supply Company for various water sprinkler repair parts, requested by the Park Services Division.
10. \$1,624.20 to Associated of Los Angeles for 1880 feet of 2-inch rigid galvanized conduit requested by the Park Services Division for use on the Prairie-Madrona project.
11. \$1,155.00 to Vermont Lumber for the purchase of 200 each 12-foot lengths of 4"x4" wood sign posts, as requested by Department of Transportation for use in mounting traffic control signs.
12. \$2,821.88 to Western Highway Products for the purchase of 300 only galvanized sign posts and 350 traffic control "stop" signs and "no parking" signs, as requested by the Department of Transportation.
13. \$3,562.44 to Western Highway Products for the purchase of traffic control "No U Turn" signs and miscellaneous sign mounting hardware stock, as requested by the Department of Transportation.
14. \$300.13 to Melroe Equipment Company (local Ford tractor dealer) for the purchase of various Ford Mower repair parts, as requested by the Airport Division of Transportation as replacement parts.
15. \$348.60 to Avery Label Company for 5,000 only permanent inventory tag labels to identify City equipment, as requested by the Finance Department.
16. \$1,800.00 to Orco Microfilm Service for an annual contract to provide microfilming service "as requested" by the City Clerk's office to microfilm City records.
17. There are funds available to cover the purchase of two vehicles to be used under the Police Department "Intruder Alarm Program" which is a Federally funded grant. On February 26th, Council approved of leasing one of these cars rather than purchasing it on a Council presentation to lease police "undercover" vehicles. It has now been decided to lease the second "Intruder Alarm Program" vehicle rather than purchase same. The low bidder of our recent police lease car program is the South Bay Cities Leasing Company who will furnish this additional car at \$2,039.64 per year.

It is therefore requested that Council approve of the leasing of this car for one year for the "Intruder Alarm Program" from South Bay Cities Leasing Company of Torrance in the total amount of \$2,039.64 per year, including tax.

15. City Council
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18. On City Bid #B73-52 the City bid the requirement of slurry sealing 850,000 sq. ft. of City streets. The low bidder of that bid was a company named "Pavement Coating Company" who did the amount of \$.01459 per square foot to slurry seal City streets.

The Street Department is now requesting the slurry sealing of an additional 600,000 sq. ft. of City streets, and we have contacted the previous low bidder of our bid #B73-52 of 90 days ago - Pavement Coating Company - to see if they would do the new requirement at the previous bid price. The Pavement Coating Company has agreed to do the new slurry seal requirement at the same square foot low bid price as our bid of 90 days ago at \$.01459 per square foot.

It is therefore requested that Council approve of awarding of a contract for our additional slurry seal requirements to the Pavement Coating Company to slurry seal 600,000 additional square feet of City streets in the total amount of \$8,754.00, including tax.

19. \$1,549.36 to Bowman Products Division of Associated Spring Corporation for the purchase of necessary stock of various sizes of SAE and USS hex head bolts; cap screws; and associated washers and nuts, as requested by the City Garage.

B. REIMBURSABLE ITEMS:

20. \$1,017.45 to Hersey Products, Inc. for one each 2-inch and 6-inch Hersey Water Meters requested by the Water Department for installation at the Western Financial Construction Company. Payment has already been received.

33. AWARD OF CONTRACT - 3½" Fire Hose - Ref. Bid #B74-3
(Expenditure: \$5,678.40)

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid submitted by the American Rubber Company for the required 1,600 ft. of 3½" fire hose and approve of the awarding of a contract for this hose to them in the total amount of \$5,678.40 including tax.

34. AWARD OF CONTRACT - Steel Shelving (Ref. Bid #B74-11)
Expenditure: \$5,535.00

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid submitted by the J & J Equipment Company for furnishing and installing the required steel shelving in the total amount of \$5,535.00, including tax.

35. AWARD OF CONTRACT - STREET SWEEPING MATERIALS FOR STREET SWEEPER - Gutter Wire; Polypropylene Bristles.
Ref. Bid #B74-14 (Expenditure \$4,693.50)

RECOMMENDATION OF PURCHASING SUPERVISOR:

That the following awards be made:

- A. Award a contract for three tons of gutter wire to the low bidder Don A. Wren & Company in the total amount of \$2,173.50 including tax.
- B. Award a contract for two tons of polypropylene bristles to the low bidder Municipal Parts and Supply Company in the total amount of \$2,520.00 including tax.

36. AWARD OF CONTRACT - Two 1974 Police Motorcycles.
Ref. Bid #B74-16 - Expenditure: \$5,374.53.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid submitted by Harley Davidson of Lomita for two only 1974 Police Motorcycles in the total amount of \$5,374.53, including tax.

37. CLAIM of Dan Shope for personal damages.

RECOMMENDATION OF CITY CLERK:

That this claim be rejected as it was not timely filed within the 100 days.

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

ORAL COMMUNICATIONS:

38. The request of Water Commissioner Harold Todd for an Excused Absence at the March 28th Water Commission meeting in that he will be out of town was presented by Water System Manager Borgwat. Councilman Sciarrotta MOVED that the request be granted. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

39. Legislative Advocate Rupert reported on the status of minimum wage legislation, and requested permission to develop an analysis on the new concepts and amendments and to prepare a letter for the Mayor's signature expressing a position on the subject to Federal legislators -- such letter to first be approved by the Legislative Liaison Committee. Councilman Surber so MOVED; his motion was seconded by Councilman Armstrong. There were no objections, and it was so ordered.

40. The passing of the Honorable Cecil King was regretfully noted by Councilman Armstrong, with acknowledgement of his life of dedicated public service -- it was the request of Mr. Armstrong that the adjournment of this meeting be in the memory of Cecil King.

41. Councilman Brewster advised that consultant's final report to the Southern California Rapid Transit District regarding a long range Rapid Transit system for their service area was made this date -- hopefully, its contents will receive substantial publicity and invite considerable airing, particularly as it relates to the South Bay area.

Mayor Miller noted his imminent appearance before the Public Works Sub-Committee of the Congress and the opportunity to protest the above findings.

42. Councilman Sciarrotta referred to a Council candidate's remarks pertaining to a needed overpass on Crenshaw Boulevard and his confirmation, via elected officials, that "the priority is slanted toward the accident history at the particular crossing, and the hazard based upon that accident history"-- the subject crossing has a very good accident history, hence the difficulty in obtaining a high priority.

Also pointed out was the communication from Assemblyman Beverly advising that on March 28th the PUC would hold annual hearings in Los Angeles, and at that time the City should make a presentation requesting consideration re: the subject crossing.

43. Councilman Surber questioned the status of the opinion re: School Board remuneration, per his earlier request -- City Attorney Remelmeyer advised that the County Counsel is preparing a written opinion, and a copy will be provided when it is available.

44. The court ruling on the Ogo litigation was noted by Councilman Surber -- clarification was provided by City Attorney Remelmeyer; he will return to Council at a later date on recommended procedures.

45. Councilman Uerkwitz advised that confirmation has been received from the City of Los Angeles that their Motorcycle Drill Team will perform at 1974 Armed Forces Day Parade. Mr. Uerkwitz requested that a letter of appreciation go forward to Councilman Gibson for his efforts in this matter.

46. Councilman Uerkwitz commended Union Carbide for its many community contributions, specifically its sponsorship of Youth Council member John Bungarden at a Congressional Seminar in Washington, D.C. for an expense-free two weeks. A letter of appreciation from the City to Union Carbide was requested by Mr. Uerkwitz.

47. Serving as a judge at the recent Towers School Poster/Essay Contest was of special pleasure to Councilman Uerkwitz. The theme of the contest was "Why I Love My Country", and the deserving winners were:

Posters:

Kindergarten:	Eric Johnson
1st Grade:	Christina August
2nd Grade:	Carolyn Yoshida

Essays:

3rd Grade:	Clark Hampton
4th Grade:	Jimmy Lehmann
5th Grade:	James Jarrett.

48. Past interest in a "Barber Shop Quartette Contest" was recalled by Councilman Uerkwitz. Acting Park and Recreation Director Simpelaar which check this out.

49. Councilman Wilson referred back to Item #19 re: La Carretera Park, and reviewed his discussions with homeowners in this matter -- Dr. Wilson likewise noted problems in other parts of Torrance and the need to get together with other governmental agencies to focus in and develop a positive, constructive program for needs as expressed re: La Carretera Park. An arrangement via a "Human Crisis Task Force" for assistance in such cases in various sections of the City was again recommended by Councilman Wilson.

City Manager Ferraro noted the newly formed "Human Resources Commission" now awaiting direction.

50. Mrs. Verna Mattox, 22467-B Nadine Circle, referred to Councilman Sciarrotta's earlier oral communication (Item #42) and acknowledged that she was the candidate referred to. Mrs. Mattox complimented Councilman Sciarrotta for his research in this matter, and for the resultant attention to the needed Crenshaw overpass.

51. Mr. Jess Holmes, 1121 Eriel Avenue, chairman of the "Committee to Reelect Councilman Surber", invited all present to an old-fashioned political rally at Torrance Park on April 7th, starting at 5:00 P.M.

ITEM NO. 20 - EXECUTIVE SESSION:

At 10:10 P.M., Councilman Sciarrotta to recess for the purpose of an Executive Session to discuss hours, wages, and working conditions. City Attorney Remelmeyer confirmed that this was a proper subject for an Executive Session. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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The Council returned at 10:35 P.M. whereupon Councilman Armstrong moved to adjourn, such adjournment being to the memory of the Honorable Cecil King. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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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

19.

City Council
March 26, 1974