

I N D E XCity Council - August 29, 1974

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Adjourned to September 10, 1974, 7:00 p.m. at 9:50 p.m.

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Peggy Laverty
Minute Secretary

City Council
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MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY
COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Thursday, August 29, 1974, at 6:00 p.m. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilwoman Geissert; Councilmen Armstrong, Brewster, 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. Henry Nowicki led in the salute to the flag.

3A. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

4. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz moved that after the City 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 Armstrong, and roll call vote was unanimously favorable.

PLANNING AND ZONING HEARINGS (CONTINUED)

5. LAND USE ELEMENT OF THE GENERAL PLAN:

Mayor Miller announced that this is the time and place for the subject continued Public Hearing, and invited further Staff input at this time.

City Manager Ferraro summarized his written report to the City Council, dated August 29, 1974 (a matter of official record), regarding the Madrona Marsh Wildlife Habitat Study, and noted the following recommendations contained therein.

1.

City Council
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1. Request U.S. Congressman Glenn M. Anderson to formally request the U.S. Fish and Wildlife Service to offer the free services of the Ecological Consultant who coordinated the Baltimore project;
2. Request the faculties and students of California State Universities at Long Beach, Fullerton and Dominguez Hills to conduct a Wildlife Habitat Study which will include a study of ecological resources and ecological relationships between the Madrona Marsh and the balance of the property;
3. Request the City of Long Beach to render reciprocal assistance to the City of Torrance through the staff services of El Dorado Nature Center; and
4. Direct the City Manager and the City Attorney to prepare a letter to Chanslor-Western Oil Company formally requesting permission to enter the property for conduct of said Wildlife Habitat Study.

It was the recommendation of Councilman Brewster that a land-use analysis study be conducted simultaneously, with the property seriously analyzed from a zoning point of view, in the event it is found that sufficient funds for purchase of the land are not obtainable.

Councilman Surber suggested that there also be exploration of the possibility of "trade-off's" with private enterprise (i.e. Santa Fe) on the project.

There followed a brief discussion of Council action of August 27th surrounding this land, the basic land designation of Manufacturing with an Open Space overlay, ultimate possible action upon termination of the study period, etc. The following action was taken:

MOTION: Councilman Wilson moved to concur with the above recommendations of the City Manager, further directing that there be a parallel study relative to zoning. His motion, seconded by Councilman Armstrong, carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	Geissert (because of the parallel study on alternate land uses).

Mayor Miller then noted receipt of an inquiry regarding whether or not the overlay would prevent the Marsh from qualifying for funding, and the subsequent follow-up by Director of Parks and Recreation Van Bellehem, whose written report/dated August 29, 1974 is hereby incorporated in these minutes as follows:

"I talked to Mr. Warren Gardner of the State Park and Recreation Department today to confirm the situation as I understood it at the time I answered questions put to me by the City Council last Tuesday night. While there is no question that the City's position would be much stronger if the entire Chanslor-Western property were designated open space on the Land Use Element of the Conservation General Plan, insofar as our Land and Water Conservation Application is concerned, it is not an absolute requirement at this stage of the game.

"To help you understand that statement, I need to give you some background material. In 1964 when the State Bond Issue was passed, a city, in order to qualify for a grant, was required to have a General Plan with a Recreation Element. The State found that this rule was not enforceable because no city in the State has ever fully adopted an approved General Plan. As a result, all the State has required to date has been that the City have a Recreation Element and/or a Conservation Element, which includes the site for which the application is proposed. In some instances in the past the State has even accepted nothing more than a City Master Plan of Parks.

"In the City of Torrance we have adopted a Conservation Element, a Recreation Element and a Master Plan of Parks, all of which designate the Madrona Wildlife Park as open space or as a recreation area.

"In keeping with this, within the past month, we have forwarded to the State as required by the Land and Water Conservation Fund Application, a copy of the City's Conservation Element and the Recreation Element. While it would be ideal if there were no conflict between the Land Use Element and the other elements, I assured Mr. Gardner of the City's intent, by reading a quote from the rationale supporting the option taken by Council Tuesday night.

'This means that the Council intends to acquire it for open space purposes by purchase, dedication, grant of easement or otherwise; but until it is so acquired the owner can develop it only for manufacturing purposes.'

"Mr. Gardner felt reasonably sure we were safe. That our application was not in jeopardy. I also talked with Russ Porter, who is head of the Grant Division, and he feels the same way. Both understand the intent of the Council to have a study made of the area within the next year to determine what the total acreage of the wildlife park should be. This seemed entirely reasonable to both gentlemen.

"I can conceive that it may be necessary to provide documentation of these events to the State in the near future in support of our application. But I feel reasonably certain that we haven't placed our application in jeopardy by the action taken last Tuesday night. The only way we would be positive is to put the matter to them in writing and ask for a decision in writing.

"In closing, it appears as if the decision on whether to grant the application will be made in late October 1974 with the contractual documents forwarded to the City sometime in November if our application is successful."

(End of Mr. Van Bellehem's prepared statement).

Discussion then ensued relative to the significance of designating the 54 acre parcel as open space. It was the suggestion of Mrs. Eleanor Nowicki, who stated she was representing some 20 concerned citizens, that this area be designated as a study area, by way of gridding on the map in the Land Use Element.

Mr. Sam Suitt, 1745 Maple Avenue, expressed some concern regarding certain discrepancies in designation of the subject land within various Elements of the General Plan -- clarification of the City's position in this regard was provided by City Attorney Remelmeyer, who noted that, should development on the property become imminent within the one-year study period, the matter would be handled at that time; it is not a practical problem at this time, per Mr. Remelmeyer.

The specific area under consideration was referenced by Mrs. Grace Lear, 2662 232nd Street, who particularly noted that the Friends of Madrona Marsh have never asked for 200 acres -- Mayor Miller noted that the overall boundary lines of the area under consideration are Crenshaw/Madrona/Sepulveda/and the extension of Monterey Street.

At this time, discussion turned to oil and its place in the Land Use Element. Mr. Henry Nowicki, representing the Torrance Oil Board, noted that Body's review of the Land Use Element and their submission of written comments to the City Council on July 12, 1974, such comments not having been considered by Staff in final presentation of the package presently before the Council. Mr. Nowicki then reviewed these comments, as earlier presented by the Oil Board, and urged that the Planning Department be directed to immediately commence preparation of a sub-element to the Land Use Element, devoted primarily to oil.

It was suggested by Planning Director Shartle that the subject of oil as related to land use, be treated as an amendment to this Element at some future date. The question of Staff priorities and manpower availability for purposes of studying this matter were discussed, it being directed by Mayor Miller that the Planning Department return to the Council with a report at the most opportune moment for an amendment, timing to be left to the discretion of Staff. Planning Director Shartle requested that Staff priorities next be directed to preparation of the Noise Element -- there were no objections, and it was so understood.

Action was then taken on Councilman Surber's earlier suggestion that there be a meeting with Santa Fe in an effort to obtain the Marsh by means other than purchase. Councilman Surber SO MOVED; seconded by Councilman Uerkwitz, and unanimously carried by roll call vote.

* * *

Planning Director Shartle identified, on the map displayed before the Council, changes which have been noted by the Department, and which should be so indicated on this map -- the Council indicated concurrence with these changes.

Discussion was next directed to the Gerken property, presently shown on the map as low density residential. Planning Director Shartle advised of recent Planning Commission action which approved a low-medium density condominium development for this property, the matter to come before the City Council for final decision within approximately 30 days.

During the ensuing discussion, it was suggested by Mr. Shartle that both alternatives of low density/low-medium density be indicated on the Land Use Map at this time, pending final decision by the Council, a decision which will be forthcoming prior to final printing of the document, the final printing to then reflect the Council's determination on the matter.

It was Councilman Brewster's feeling that this property should be shown at its present zoning of A-1 until the case is heard before the City Council, there then being no question of prejudging the case; in the interest of consistency, Mr. Brewster would also prefer to leave all cases currently in process at their present zoning on the map. Following further review, action was taken as shown below:

MOTION: Councilman Uerkwitz moved to concur with the suggestion of the Planning Director in designating the Gerken property as alternative low density/low-medium density. The motion, seconded by Councilman Armstrong, carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Geissert, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	Brewster (for above stated reason)

* * *

MOTION: Councilman Surber moved to retain the P-U designation for school sites on the Land Use Map. His motion, seconded by Councilman Wilson, carried unanimously by roll call vote.

6. RESOLUTION adopting the Land Use Element of the General Plan:

Planning Director Shartle recommended adoption of the Resolution presented to the Council, referencing Map #14 in the Land Use Element as amended to conform with the map displayed before the Council this date; with the determination of alternative low density/low-medium density designation on the Gerken property; and subject to the corrections and changes listed in the text of material submitted on August 23rd, wherein corrections to the following pages were noted: Pages 56, 60, 62, 66, 67, 70, 71 and 76.

RESOLUTION NO. 74-194

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADOPTING THE LAND USE ELEMENT OF THE GENERAL PLAN AND REPEALING THE LAND USE ELEMENT OF THE GENERAL PLAN ADOPTED DECEMBER 1, 1964, BY RESOLUTION NO. 64-235.

MOTION: Councilman Armstrong moved for adoption of Resolution 74-194, with changes above stipulated. His motion, seconded by Councilman Surber, carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Geissert, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	Brewster (Because of the zoning that the plan shows on the Battram tract).

5. City Council
August 29, 1974

7. SAFETY ELEMENT OF THE GENERAL PLAN:

Mayor Miller announced that this is the time and place for the subject continued public hearing. Staff presentation was provided by Planning Associate Gomez, per written report, of record, dated August 19, 1974, which included issues and areas of concern raised at the July 23rd hearing, and Staff response thereto.

Building and Safety Director McKinnon referenced recommended corrections and changes to the Safety Element as set forth in his correspondence, of record, dated August 13, 1974, and urged adoption of the Element with incorporation of these changes.

Areas of concern not covered in the recommended changes to the Safety Element were then discussed by Mr. McKinnon, who pointed out the evident relationships between the Safety Element and the Seismic Safety Element of the General Plan, and the recommended increased safety factors to be applied to land use planning along a fault zone. Relative to the establishment of a micro-seismic monitoring station in Torrance, Mr. McKinnon indicated harmony with such an objective; however, recommended strongly that the word "feasible" be used in this connection in order that a complete financial analysis may be made to determine whether or not the cost involved will produce the anticipated results.

Mrs. Arnold Johnson, 2278 West 232nd Street, representing SETHA's Oil Committee, reviewed various concerns of that group regarding seismic monitoring, and identification of activity of the Palos Verdes Fault -- Mrs. Johnson indicated she would reserve the right to submit comments in the future for revisions of the Element:

Mr. Henry Nowicki referenced apparently contradictory statements regarding contingency plans appearing on Page 4, Sub-Goal 2, Policy 12; and on Page 14, first paragraph. It was suggested by Planning Associate Gomez that Page 14 be changed to read ". . . the City should require the submittal of contingency plans for water flood operations as a condition of their approval, because, while not an official state requirement . . ." There were no objections indicated. Specific areas representing hazardous conditions not adequately covered in the Element were further enumerated by Mr. Nowicki, it being suggested by Building and Safety Director McKinnon that these specific subjects be treated in future amendments to the Safety Element.

RESOLUTION NO. 74-195

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE SAFETY ELEMENT OF
THE GENERAL PLAN

MOTION: Councilman Armstrong moved adoption of Resolution No. 74-195, including recommended changes reflected in Staff letter of transmittal dated August 23, 1974. His motion, seconded by Councilman Wilson, carried unanimously by roll call vote.

6.

City Council
August 29, 1974

8. HOUSING ELEMENT OF THE GENERAL PLAN:

Mayor Miller announced that this is the time and place for the subject continued public hearing, following which there was Staff presentation by Planning Associate Gomez.

Councilman Uerkwitz noted his desire to work with the City Attorney in an effort to revise certain wording under Sub-Goal 4, as there is, in his opinion, need for further clarification in this area.

Councilman Surber indicated his feeling that there are many unanswered questions in the subject document -- who is to determine the designation of low or moderate income; the question of whether or not the City would support federally subsidized housing is not clearly answered; etc. Planning Associate Gomez affirmed, at a suggestion by Councilman Armstrong, that footnotes could be inserted throughout the document defining "redevelopment" as it is used within this Element, minus any connotation of federal funding.

RESOLUTION NO. 74-196

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE HOUSING ELEMENT OF
THE GENERAL PLAN

MOTION: Councilman Wilson moved for adoption of Resolution No. 74-196, with corrections indicated. His motion, seconded by Councilman Armstrong, carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Geissert, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	Surber and Uerkwitz (for above stated reasons)

9. RESOLUTIONS (7) APPROVING SEVEN ELEMENTS OF THE GENERAL PLAN:

- (1) SAFETY ELEMENT -- Resolution No. 74-195 (See Page 6).
- (2) HOUSING ELEMENT -- Resolution No. 74-196 (See above).
- (3) SCENIC HIGHWAYS ELEMENT:

RESOLUTION NO. 74-197

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE SCENIC HIGHWAYS ELEMENT
OF THE GENERAL PLAN

MOTION: Councilman Wilson moved to adopt Resolution No. 74-197. His motion, seconded by Councilman Armstrong, carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Geissert (Not a member of the Council during hearings on this matter)

(4) PARKS AND RECREATION ELEMENT:RESOLUTION NO. 74-198

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE PARKS AND RECREATION
ELEMENT OF THE GENERAL PLAN

MOTION: Councilman Wilson moved for adoption of Resolution
No. 74-198. His motion was seconded by Councilman Armstrong, and
carried as shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Geissert (Not a member of the Council during hearings on this matter)

(5) CONSERVATION ELEMENT:RESOLUTION NO. 74-199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE CONSERVATION ELEMENT
OF THE GENERAL PLAN

MOTION: Councilman Armstrong moved for the adoption of Resolution
No. 74-199. His motion, seconded by Councilman Surber, carried as
indicated below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Geissert (Not a member of the Council during hearings on this matter)

(6) SEISMIC SAFETY ELEMENT:RESOLUTION NO. 74-200

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE SEISMIC SAFETY ELEMENT
OF THE GENERAL PLAN

MOTION: Councilman Surber moved for adoption of Resolution
No. 74-200. His motion, seconded by Councilman Wilson, carried as
shown below:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Geissert (Not a member of the Council during hearings on this matter)

(7) OPEN SPACE ELEMENT:RESOLUTION NO. 74-201A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE ADOPTING THE OPEN SPACE ELEMENT
OF THE GENERAL PLAN

MOTION: Councilman Surber moved for adoption of Resolution No. 74-201. His motion was seconded by Councilman Wilson, and carried by the following roll call vote:

AYES:	COUNCILMEMBERS:	Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller
NOES:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Geissert (Not a member of the Council during hearings on this matter)

* * *

At this time Councilman Armstrong moved to close the hearings on all Elements of the General Plan heard this evening. His motion, seconded by Councilman Surber, carried unanimously by roll call vote.

* * *

Members of Staff were highly commended by City Manager Ferraro for their excellent work on the formulation of the General Plan. Mr. Ferraro noted that, from an administrative point of view, the General Plan will be reduced into budget terms and incorporated into the operating budget of the City -- no affirmative recommendations will be made by the City Manager's office to the City Council if the matter is not part of the General Plan, per Mr. Ferraro.

10. REQUEST FOR EXECUTIVE SESSION REGARDING PENDING LITIGATION:

Continued from August 27, 1974 (Agenda Item #17). Held later in this meeting -- See Page 10.

ORAL COMMUNICATIONS:

11. Each Councilmember individually expressed appreciation to members of Staff, Goals Committee, Citizens Advisory Committee, and all those involved in the formulation of the General Plan.

12. Councilwoman Geissert requested that appropriate recognition be given to Mr. George Lewison, Chairman of the Citizens Advisory Committee, for his efforts in support of the General Plan. Councilwoman Geissert SO MOVED; seconded by Councilman Wilson, and, there being no objection, it was so ordered.

13. Mayor Miller read aloud excerpts from the Torrance Area Youth Band relative to plans centering around the American Revolution's Bi-Centennial celebration in 1976, and their request that there be an official City of Torrance flag available by this occasion. City Manager Ferraro noted that investigation of the matter of the flag is presently under way and this will be presented to the Council as soon as possible.

14. City Clerk Coil noted receipt of a request from Mr. Kenneth Battram to postpone the scheduled Council Committee meeting of September 4th, relative to the Battram Tract berm, for a 2-week period. Councilman Wilson announced that the September 4th meeting will be held because of interested citizen involvement, and then continued, per Mr. Battram's request.

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Agenda Item #10:

At 8:50 p.m. Councilman Surber moved to recess for an Executive Session to discuss pending litigation. City Attorney Remelmeyer advised that this is proper subject matter for an Executive Session. The motion was then seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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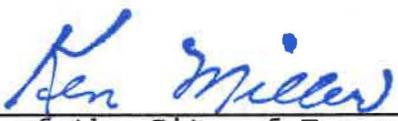
The Council returned at 9:50 p.m. for formal adjournment to September 10, 1974, at 7:00 p.m., upon a motion by Councilman Surber; seconded by Councilman Armstrong, and unanimously carried.

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

APPROVED:



Mayor of the City of Torrance

Peggy Laverty
Minute Secretary

City Council
August 29, 1974