

I N D E XCity Council - September 17, 1974

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Approval of Demands	1
7. Motion to Waive Further Reading	1
8. Council Committee Meetings	2
<u>PROCLAMATIONS:</u>	
9. California General Aviation Week	2
9A. "A British Fortnight"	2
10. Constitution Week	2
<u>STREETS AND SIDEWALKS:</u>	
11. Resolution re: Bicycle Lane allocation	3
<u>BUILDINGS, STRUCTURES AND SIGNS:</u>	
12. Temporary Signs - International Soccer Festival	3,4
13. Change Order #1 - Construction Revisions to El Retiro Library Addition	4
<u>REAL PROPERTY:</u>	
14. Bid Sale of Surplus City Property (B 74-43)	4,5
15. Resolution re: Right-of-Entry License	6
16. Resolution re: modification agreement for sale of City property on Lomita Boulevard	6
17. Resolution re: Quitclaim Deed of Slope Easements	6
<u>TRANSPORTATION MATTERS:</u>	
18. Appeal of Red Curb on Van Ness Avenue	7
<u>POLICE OPERATIONS:</u>	
19. Resolution revising Fee Schedule	7
<u>PERSONNEL MATTERS:</u>	
20. Ordinance re: Police Safety Equipment	8
<u>WATER SYSTEM:</u>	
21. Proposed Assessment District 11-72-1 (Walteria Pressure Zone Improvements)	8-10
<u>ENVIRONMENTAL MATTERS:</u>	
22. Resolution re: Grants of Easements to Southern Cali- fornia Edison Company	10
<u>SECOND READING ORDINANCES:</u>	
23. Ordinance No. 2521	11
24. Ordinance No. 2522	11
<u>PLANNING AND ZONING MATTERS:</u>	
25. Property Owners Petition for Abatement of Nonconforming Building located at 23013 Pennsylvania Avenue	11,12
26. Ordinance re: ZC 74-8, Torplex III, Ltd. and W/F Properties	12
<u>APPEALS - PLANNING AND ZONING:</u>	
27. Continued Hearing - PP 74-5, P.O. Properties	12,13
<u>ROUTINE MATTERS:</u>	
28. Expenditures over \$300	14,15
29. Award of Contract - Sprinkler System Materials	15
30. El Retiro Park Parking Lot (Job No. 74138)	15
31. Acceptance of Work Performed for Improvement of Lomita Blvd. (Bid B 74-21)	15

<u>SUBJECT:</u>	<u>PAGE</u>
<u>ROUTINE MATTERS (Cont.)</u>	
32. Claim of Larry B. Harvey	15
33. Claim of Dororthy M. Urevig	15
<u>REAL PROPERTY:</u>	
34. Skypark - State Redevelopment Area	16,17
<u>ORAL COMMUNICATIONS:</u>	
35. Councilwoman Geissert re: Finance Committee Meeting	17
36. Torrance Pilots Association communication to Council and Airport Commission	17
37. Robert Smith re: installation of curb, gutter, and sidewalks	17
38. Jim Rauman re: able City Staff	17

Adjourned at 10:10 P.M. to Tuesday, September 24th,
at 6:00 P.M.

#

September 17, 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, September 17, 1974, at 5:30 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, City Attorney Remelmeyer, and City Clerk Coil. Absent: Assistant City Manager Scharfman; City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Dan Walker led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Edward Hughes, WALTERIA Assembly of God Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved for the approval of the minutes of August 27, 1974, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Wilson 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 Surber, and roll call vote was unanimously favorable.

1. City Council
September 17, 1974

8. COUNCIL COMMITTEE MEETINGS:

Police, Fire, and Public Safety:

Met this date re: Paramedic radio equipment installation, which resulted in the following recommended action:

MOTION: Councilman Uerkwitz moved that Council approve the installation of radio equipment in connection with the Paramedic Program at a cost of \$1200.00, with recurring costs in the amount of \$12.60 for the unit on which to operate this system -- (to be appropriated from Unappropriated Reserve of General Fund) -- such service to be on a six-month trial period. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

PROCLAMATIONS:

9. California General Aviation Week.
So proclaimed by Mayor Miller.

There was grateful acceptance by Airport Commissioner Tom Child, on behalf of the Airport Commission, who described the vital functions of the Torrance Municipal Airport and its commanding role in aviation in the United States.

Like gratitude was conveyed by Mr. Chuck Smith for the Torrance Airport Business Association.

- 9A. "A BRITISH FORTNIGHT" - September 19-October 6, 1974.

So proclaimed by Mayor Miller. The proclamation delineating the cooperation between Great Britain and The Broadway Department Stores was accepted, with appreciation, by Broadway Del Amo Store Manager, Mr. Bill Curly.

10. "CONSTITUTION WEEK" - September 17 through September 23, 1974.

So proclaimed by Mayor Miller.

#

STREETS AND SIDEWALKS:

11. RESOLUTION authorizing execution of agreement with State of California providing for an allocation for the State's Bicycle Lane Account. (Prairie-Madrona Project between Torrance Boulevard and 190th Street.)

RESOLUTION NO. 74-213

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST LOCAL AGENCY-STATE AGREEMENT NO. 46-74 BLA (Rev. 1) BETWEEN THE CITY OF TORRANCE AND THE STATE OF CALIFORNIA PROVIDING STATE BICYCLE LANE FUNDS ON MADRONA AVENUE BETWEEN TORRANCE BOULEVARD AND DEL AMO BOULEVARD.

Councilman Surber moved for the adoption of Resolution No. 74-213. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was the request of Councilman Uerkwitz that the Bicycle Committee investigate the serious problem developing on Sepulveda Boulevard by way of heavy bicycle traffic.

Councilwoman Geissert inquired as to the status of the incorporation of bicycle paths in the Circulation Element of the General Plan -- Staff will report back in this regard.

BUILDINGS, STRUCTURES AND SIGNS:

12. REQUEST FOR TEMPORARY SIGNS ADVERTISING INTERNATIONAL SOCCER FESTIVAL TO BE PLACED ON PUBLIC PROPERTY.

Following clarification by Building and Safety Director McKinnon, with particular note of the City Engineer's recommended denial of the request, Council discussion was directed to the request of the South Torrance Lions Club for permission to display approximately 30 signs on major arterials throughout the City. It was pointed out that the signs have already been installed; also noted was the precedent-setting aspect of Council approval of such signing for a community organization. Councilman Wilson commented on the similarity between the subject signs and political signs, and noted that the signs are neat, attractive notification of a worthy community effort -- concurrence was indicated by Councilman Surber and Mayor Miller.

Mr. Kinnon reported on current studies regarding a "civic billboard" arrangement for the use of organizations in announcing like events.

Councilman Armstrong was of the opinion that the large number (30) of signs requested in this case was quite different than the "one sign at a time" approach.

The following action resulted:

MOTION: Councilman Wilson moved to grant the request of the South Torrance Lions Club re: signs for the International Soccer Festival, subject to the requirements that there be no more than 30 signs; that there be approval by the Building and Safety Director; and that the subject signs be removed by October 7th. The motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Geissert, Surber, Uerkwitz, Wilson;
Mayor Miller.
NOES: COUNCILMEMBERS: Armstrong (without prejudice).
ABSTAIN: COUNCILMEMBERS: Brewster (family involvement in this activity makes it difficult for him to be objective).

13. CHANGE ORDER #1 - Construction Revisions to El Retiro Library Addition.

RECOMMENDATION OF CONTRACT ADMINISTRATION COORDINATOR/CITY LIBRARIAN. That Council approve the Construction Revisions to the El Retiro Library Addition, per communication of record.

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

REAL PROPERTY:

14. BID SALE OF SURPLUS CITY PROPERTY (B 74-43)

Mayor Miller announced that this is the time and place for ORAL BIDDING, and advised that Oral Bidding will be received ONLY from those who have submitted written bids; further, that the first oral bid must be at least \$250 higher than the highest written bid, and that subsequent bids must be a minimum of \$100 more than the preceding one. It was the request of the Mayor that those wishing to participate in the Oral Bidding take a seat in the "Reserved" front row section, and there was compliance by the interested parties.

The bidding procedure to be followed was clarified by Mayor Miller, following which he opened the bidding on Lot A. Participating in this bidding were Daniel Walker who commenced with a bid of \$16,385; Marvin Miller; Steven Fernandez; and Shirley Brown who concluded the bidding with a bid of \$21,000. Mayor Miller then inquired three times if there were any other bids; there was no response and same was awarded to Shirley Brown in the amount of \$21,000. Ms. Brown was directed by the Mayor that she will have until 5:00 P.M. Wednesday, September 18, 1974, to deposit with the City Treasurer in the form of a certified or cashier's check or money order an additional amount to bring the deposit up to 10% of the accepted bid amount.

Oral bids on Lot B were invited by Mayor Miller; there was no response, and the Mayor announced that same was awarded to Mr. Gary Butcher per his written bid in the amount of \$17,500. Mr. Butcher was advised that he will have until 5:00 P.M. Wednesday, September 18, 1974 to deposit with the City Treasurer in the form of a certified or cashier's check or money order an additional amount to bring the deposit up to 10% of the accepted bid amount.

The single bid on Lot C - Hacienda Realty in the amount of \$15,300 - was announced by Mayor Miller. MOTION: Councilman Surber moved to accept the bid of \$15,300 from Hacienda Realty for Lot C. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Lot D bidding was invited by Mayor Miller -- it commenced with a bid for \$18,950 from Maurice DePrez, with counter bids by Gary Corwin. The bidding concluded, at the Mayor's inquiry three times if there were any other bids, with a bid in the amount of \$21,600 from Maurice DePrez. Mr. DePrez was advised that he will have until 5:00 P.M. Wednesday, September 18, 1974 to deposit with the City Treasurer in the form of a certified or cashier's check or money order an additional amount to bring the deposit up to 10% of the accepted bid amount.

Re: Lot E, the September 17th communication from the sole bidder, Mr. Alvin J. Cosman withdrawing his bid and requesting refund of his \$950 deposit was announced by Mayor Miller. Discussion followed as to the appropriate procedure for the requested refund, costs involved in the sale process, etc., and it was the direction of the Council that this item be returned in two weeks with a cost breakdown by the Land Management Team, as well as a report from the City Attorney as to whether or not such refund can be done at all. Councilman Uerkwitz so MOVED; the motion was seconded by Councilman Surber. There were no objections, and it was so ordered.

It was pointed out by Finance Director Dundore that it is Council policy that net proceeds from the sale of surplus land shall be desposited in a General Reserve for Facilities Fund -- further, in the case of Lot D, money was advanced from the General Fund to a Special Assessment District, and that money must be repaid to the General Fund (the amount being \$14,924.07).

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

#

15. RESOLUTION authorizing execution of Right-of-Entry License with Atchison, Topeka and Santa Fe Railway Company at Torrance Boulevard and Santa Fe Railway Crossing (PUC Crossing No. 2H.21.2)

RESOLUTION NO. 74-214

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LICENSE BY AND BETWEEN THE CITY OF TORRANCE AND THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY FOR A RIGHT-OF-ENTRY AT THE TORRANCE BOULEVARD CROSSING OF THE SANTA FE TRACKS, DESIGNATED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION AS CROSSING NO. 2H-21.2.

Councilman Wilson moved for the adoption of Resolution No. 74-214. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

16. RESOLUTION authorizing execution of modification agreement for the sale of City property on Lomita Boulevard near Madison Street.

RESOLUTION NO. 74-215

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 MODIFICATION AGREEMENT BETWEEN THE CITY OF TORRANCE AND ROBERT L. JORDAN, M.D.; ROSE JORDAN, ERWIN L. SAMUELSON, M.D. AND ALBERTA L. SAMUELSON, M.D. AND PROFESSIONAL DEVELOPMENT COMPANY, LTD., DATED OCTOBER 1, 1974.

Councilman Surber moved for the adoption of Resolution No. 74-215. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Geissert, Surber, Uerkwitz,
Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Brewster.

17. RESOLUTION authorizing execution of Quitclaim Deed of Slope Easements adjacent to Hawthorne Boulevard and Crenshaw Boulevard in Lot 5, Tract No. 9765 and Block 12, Walteria.

RESOLUTION NO. 74-216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A QUITCLAIM DEED FOR CERTAIN SLOPE EASEMENTS IN BLOCK 12, WALTERIA AND LOT 5, TRACT NO. 9765.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-216. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

TRANSPORTATION MATTERS:

18. APPEAL OF RED CURB ON VAN NESS AVENUE.

Staff presentation was made by Director of Transportation Horkay -- the alternatives recommended by the Traffic Commission; the Department of Transportation; and the affected property owner, Mr. Kenneth Bertossi were projected for review by the Council.

Mr. Bertossi, 16020 Van Ness, was present to reaffirm the hardship to him which would result with the proposed loss of parking spaces.

Council discussion ensued -- it was noted by Councilmen Surber and Uerkwitz that the present arrangement has been in existence for a long period of time, with no apparent record of problems, accidents, or complaints. To take drastic action based on one letter of complaint from a bicyclist is unwarranted, in the opinion of Councilman Surber.

MOTION: Councilman Surber moved to leave the subject curb "as is". The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brewster, Surber, Uerkwitz,
Wilson.

NOES: COUNCILMEMBERS: Armstrong, Geissert; Mayor Miller.

POLICE OPERATIONS:

19. RESOLUTION revising Fee Schedule.

RESOLUTION NO. 74-217

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 72-125 AND PROVIDING FOR CHARGES TO BE LEVIED BY CITY OFFICERS FOR FURNISHING COPIES AND CERTIFIED COPIES OF PUBLIC RECORDS AND ESTABLISHING THE FEES THEREFOR AND SUBSTITUTING NEW PROVISIONS THEREFOR.

Councilman Armstrong moved for the adoption of Resolution No. 74-217. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

Further action, as follows, was taken by the Council:
MOTION: Councilwoman Geissert moved that the Finance Committee review the charges that are made to the public for reproduction of public documents. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

20. ORDINANCE/SUPPLEMENTAL MEMORANDUM OF UNDERSTANDING setting forth certain changes in hours, wages and working conditions for employees represented by the Torrance Police Officers Association. (POLICE SAFETY EQUIPMENT)

ORDINANCE NO. 2523

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING PART VIII OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO ADD A NEW SECTION 17.86.3 ENTITLED INDUSTRIAL SAFETY.

Councilman Uerkwitz moved for the approval of Ordinance No. 2523 at its first reading. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

MOTION: Councilman Surber moved to appropriate the necessary \$30,000 for such public safety equipment for this fiscal year. (These funds have been included in the City's General Reserve in anticipation of this Memorandum of Understanding.) The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

WATER SYSTEM:

21. PROPOSED ASSESSMENT DISTRICT 11-72-1 (WALTERIA PRESSURE ZONE IMPROVEMENTS).

Water System Manager Borgwat reported on efforts to reduce the pump station noise level, per Council direction at its September 10th meeting -- a reduction to 2.5 decibels having been achieved, per Mr. Borgwat. Mr. Borgwat likewise reaffirmed his position that the booster pump station should have natural gas engines.

Present to fully describe the rationale of the revised noise design level was consultant John J. Van Houten who assured the Council that the design as now provided will reduce the noise level to 2.5 decibels.

Mr. Walter Gates, 2705 Portobello Drive, voiced his findings and protests of record, maintaining that there would be a noise problem even with the 2.5 decibels. Mr. Gates also presented a petition bearing some 200 signatures recommending electric motor-driven pumps.

Council discussion was directed to the pros and cons of electric vs. natural gas engines, and, at the request of the Council, Mr. Donald Seitz, Willdan Associates, reported on the varying functions and costs of same.

It was the comment of Councilman Armstrong that Mr. Gates is to be commended for his efforts and concerns -- Council concerns which resulted in the subject modification at a cost of \$16,000

were pointed out by Mr. Armstrong who thereupon MOVED to concur with the recommendations of the Water System Manager. The motion was seconded by Councilman Surber, and carried, with roll call vote recorded as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Surber, Uerkwitz, Wilson.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Mayor Miller (not present at
original hearing).

Mayor Miller directed that the appropriate resolutions now be read.

It was the request of Mr. Seitz, Willdan Associates, that, in view of a change in the law, that the Resolution of Intention, Section 4, be amended to show that the maximum interest rate cannot exceed 8% (instead of 7%).

RESOLUTION NO. 74-218

A RESOLUTION OF THE CITY COUNCIL DECLARING ITS INTENTION TO ORDER THE CONSTRUCTION OF CERTAIN STREET IMPROVEMENTS, TOGETHER WITH APPURTENANCES AND APPURTENANT WORK IN CONNECTION THEREWITH IN SAID CITY; DESCRIBING THE DISTRICT TO BE BENEFITED BY SAID IMPROVEMENT AND TO BE ASSESSED TO PAY THE COST; DETERMINING LIQUIDATED DAMAGES; AND FURTHER PROVIDING FOR THE ISSUANCE OF BONDS.
ASSESSMENT DISTRICT NO. 11-72-1
(WALTERIA PRESSURE ZONE IMPROVEMENTS)

Councilman Surber moved for the adoption of Resolution No. 74-218, as above amended. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Surber, Uerkwitz, Wilson.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Mayor Miller (not present at original
hearing).

City Attorney Remelmeyer advised that the next Council action required was to order the preparation of the formal report pursuant to the Municipal Improvement Act of 1913. Councilman Armstrong so MOVED. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable, with Mayor Miller abstaining.

The Engineer's Report was next presented -- said report consisted of the following items: (a) plans; (b) specifications; (c) assessment roll; (d) assessment diagram; and (e) description of work

City Attorney Remelmeyer indicated the following modifications in the following resolution which will approve the Engineer's Report: Show the date of adoption as the 17th (instead of 10th) day of September, 1974 (Page 1); SECTION 2. Show the 29th (instead of 15th) day of October, 1974, at the hour of 6:00 P.M. (instead of 7:00 P.M.) (Page 2).

RESOLUTION NO. 74-219

A RESOLUTION OF THE CITY COUNCIL PASSING ON THE REPORT PRESENTED PURSUANT TO THE "MUNICIPAL IMPROVEMENT ACT OF 1913", GIVING PRELIMINARY APPROVAL AND SETTING TIME AND PLACE FOR HEARING ON THE MATTER OF THE CONSTRUCTION OF ASSESSMENT DISTRICT NO. 11-72-1.

(WALTERIA PRESSURE ZONE IMPROVEMENTS)

Councilman Wilson moved for the adoption of Resolution No. 74-219, as above amended by City Attorney Remelmeyer. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert, Surber, Uerkwitz, Wilson.
 NOES: COUNCILMEMBERS: None.
 ABSTAIN: COUNCILMEMBERS: Mayor Miller (not present at original hearing).

RESOLUTION NO. 74-220

A RESOLUTION OF THE CITY COUNCIL REFERENCING PREVAILING WAGE SCALE, AND DIRECTING CITY CLERK TO CALL FOR BIDS.

(ASSESSMENT DISTRICT NO. 11-72-1)

(WALTERIA PRESSURE ZONE IMPROVEMENTS)

Councilman Surber moved for adoption of Resolution No. 74-220. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert, Surber, Uerkwitz, Wilson.
 NOES: COUNCILMEMBERS: None.
 ABSTAIN: COUNCILMEMBERS: Mayor Miller (not present at original hearing).

City Attorney Remelmeyer advised that the date for the receipt of construction bids will be October 22, 1974 at 1:30 P.M. in the City Clerk's Office.

ENVIRONMENTAL MATTERS:

22. RESOLUTION authorizing execution of Grants of Easements to Southern California Edison Company for Underground Electrical Systems and Appurtenances.

RESOLUTION NO. 74-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST GRANTS OF EASEMENTS TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS AND APPURTENANCES.

Councilman Wilson moved for the adoption of Resolution No. 74-221. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES:23. ORDINANCE NO. 2521.ORDINANCE NO. 2521

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 97.1.1 AND 97.11.6 OF THE TORRANCE MUNICIPAL CODE, AMENDING ARTICLE 1 OF CHAPTER 7 OF DIVISION 9 TO REPEAL SECTION 97.1.4 AND ADDING ARTICLE 12 TO CHAPTER 7, DIVISION 9 THEREOF TO REQUIRE THE ISSUANCE OF A PERMIT FOR THE PLACEMENT AND REPLACEMENT OF EQUIPMENT ON ANY OIL WELL SITE IN A RESIDENTIAL NEIGHBORHOOD OF THE CITY.

Councilman Wilson moved for the adoption of Ordinance No. 2521 at its second and final reading. His motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

AYES: COUNCIL MEMBERS: Armstrong, Brewster, Geissert, Surber, Uerkwitz, Wilson.
 NOES: COUNCIL MEMBERS: None.
 ABSTAIN: COUNCIL MEMBERS: Mayor Miller (not present at first reading).

24. ORDINANCE NO. 2522.ORDINANCE NO. 2522

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

Councilman Surber moved for the adoption of Ordinance No. 2522 at its second and final reading. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

AYES: COUNCIL MEMBERS: Armstrong, Brewster, Geissert, Surber, Uerkwitz, Wilson.
 NOES: COUNCIL MEMBERS: None.
 ABSTAIN: COUNCIL MEMBERS: Mayor Miller (not present at first reading).

PLANNING AND ZONING MATTERS:25. PROPERTY OWNERS PETITION FOR ABATEMENT OF NONCONFORMING BUILDING LOCATED AT 23013 PENNSYLVANIA AVENUE.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR/CITY ATTORNEY:
 That the abatement petition be referred to the Planning Commission for necessary action.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Building and Safety Director and the City Attorney. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

Mr. Arnold Johnson was present, and confirmed SETHA's concurrence with the above action.

26. ORDINANCE re: ZC 74-8, Torplex III, Ltd. and W/F Properties.

ORDINANCE NO. 2524

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 400 FEET EAST OF MADISON STREET.

(Torplex III, Ltd. and W/F Properties)

Councilman Uerkwitz moved for the approval of Ordinance No. 2524 at its first reading. His motion, seconded by Councilwoman Geissert, carried, with roll call vote as follows:

AYES: COUNCIL MEMBERS: Armstrong, Brewster, Geissert, Surber, Uerkwitz; Mayor Miller.
 NOES: COUNCIL MEMBERS: None.
 ABSTAIN: COUNCIL MEMBERS: Wilson (not present at hearing).

APPEALS - PLANNING AND ZONING:

27. CONTINUED HEARING PP 74-5, P.O. PROPERTIES.

Appeal of Planning Commission denial of a Precise Plan of Development to allow the construction of a commercial development in the C-2 (PP) zone on property located on the northeast corner of Newton Street and Vista Montana. (DENIED BY THE PLANNING COMMISSION WITHOUT PREJUDICE).

RECOMMENDATION OF PLANNING DIRECTOR:

That Council accept the concept of the new design and direct the Planning Commission to evaluate the plan and design in detail.

The proponent, Mr. Emil Britt, was present and indicated concurrence with the recommendation of the Planning Director.

Present to protest the new design were the following property owners in the adjacent shopping center: Mr. Jack Bauman, owner, Palos Verdes Begonia Farm; and Mr. Sidney Kasden, "Kasdens".

Mayor Miller clarified that the recommended Planning Commission review will properly permit consideration of the above voiced complaints.

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

MOTION: Councilman Uerkwitz moved to refer this item back to the Planning Commission for evaluation and review -- same to be returned with Commission findings and facts regarding this project. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

#

The hour being 8:10 P.M., Councilman Uerkwitz moved to recess as the City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

A 10-minute recess followed at 8:00 P.M.

#

ROUTINE MATTERS:28. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$1564.56 to Lanier Dictation Systems for the purchase of four each dictating machines as requested by the Planning Department as replacements.
2. \$497.67 to Inglewood Stationers for the printing of 18,000 business license renewal envelopes as requested by the License Division.
3. \$1200.51 to Western Water Works Supply for the purchase of large size 24 steel meter box covers as requested by the Water Department.
4. \$465.98 to Photo & Sound Company for two each replacement Wollensak tape recorders as requested by the City Clerk's Office.
5. \$418.17 to SCM Walton Printing Corporation for the printing of electrical, heating and building permit applications as requested by the Building and Safety Department.
6. \$2537.11 to Javelin Electronics for one only "night viewing device" as requested by the Police Department under Federal Grant for "South Bay Narcotics Information Network".
7. \$412.34 to Royce Photographic Supply Inc. for one only replacement drum for a photographic print dryer as requested by the Police Department.
8. \$475.83 to Torrance Radiator for necessary repairs to a City truck radiator (Unit #9026) as requested by the City Garage.
9. \$410.22 to Sperry-Remington Company for the purchase of one only microfilm storage cabinet as requested by the City Librarian.
10. \$363.04 to Doubleday and Company for 78 library books.
11. \$25,000.00 to Baker & Taylor Company as a contract to cover necessary book purchases "as required" by the Library Department.
12. \$305.18 to Tam Inc. for the purchase of an "engineering functions" calculator as requested by the Engineering Department.
13. \$989.00 to Ferro Corporation-Cataphote Division for the purchase of a replacement push-type street crosswalk striper as requested by the Department of Transportation.

14. \$2640.46 to Airport Nursery for the purchase of planned 15-gallon size trees, ground cover plants and miscellaneous supply items required for the El Retiro parking lot landscaping requirement.
15. \$363.58 to George F. Cake Company for the purchase of three binoculars and two night-time type binoculars as requested by the Police Department as equipment financed by Federal Grant entitled "South Bay Narcotics Information Network".
16. \$2084.40 to Felker Operators-Dresser Industries for the purchase of one only self-propelled concrete saw as requested by the Street Department.

29. AWARD OF CONTRACT - Sprinkler System Materials for Median Strips for Artesia Boulevard from Prairie Avenue to Yukon Avenue. Expenditure: \$8,718.58.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid submitted by Oranco Supply Company for the required material and approve of awarding them the contract in the total amount of \$8718.58 including tax.

30. EL RETIRO PARK PARKING LOT (Job No. 74138)

RECOMMENDATION OF CITY ENGINEER/CITY LIBRARIAN:

1. That an additional \$2,500 be appropriated from the Library Bond Fund; and
2. That an additional \$2,500 be appropriated from the Park and Recreation Facilities Fund.

31. ACCEPTANCE OF WORK PERFORMED FOR IMPROVEMENT OF LOMITA BLVD. AT EARLY AVENUE AND LOMITA BLVD. AT GARNIER STREET - (BID NO. B 74-21).

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

1. That the work be accepted as performed by William R. Hahn under City contract per bid No. B 74-21 and that final payment be made to the contractor.
2. That the City Treasurer be authorized to collect the \$39,000 industry contribution which is being held in trust.

32. CLAIM of Larry B. Harvey for Property Damages.

33. CLAIM of Dorothy M. Urevig for Personal Injury Damages.

RECOMMENDATION OF CITY CLERK:

That Items #32 and #33 be DENIED and referred to the City Attorney. The insurance carrier concurs with the above action.

MOTION: Councilman Uerkwitz moved to concur with the recommendations on agenda items #28, 29, 30, 31, 32, and #33. The motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

REAL PROPERTY:34. SKYPARK - STATE REDEVELOPMENT AREA.RECOMMENDATION OF COUNCIL PUBLIC WORKS COMMITTEE:

That Council adopt the subject resolution designating the survey area and the subject resolution directing the Planning Commission to select a redevelopment project area, and to formulate a preliminary plan for the project area.

ALTERNATIVE RECOMMENDATION FROM COUNCILMAN BREWSTER:

1. The City place a Precise Plan restriction on the entire area;
2. Develop a series of standard conditions of development to be applied against the Precise Plan -- including minimum lot sizes, public works improvements, parking requirements and access/egress, avigation easements, drainage, height restrictions, acoustical treatment, street and alley dedications, and such other requirements as the City feels essential to yield acceptable and tolerable development of the area in light of surrounding uses and conditions; and
3. Then let the owners/investors (and the realtors who hope to realize a commission off the investors) do as they wish -- let them fend and fight among themselves -- give them the right (and possibility or, perhaps, probability) to fail without the City's interference.

Staff presentation was provided by City Attorney Remelmeyer, following which Mayor Miller invited comments from the audience.

First to speak was Dr. Schleissner, 21350 Hawthorne Boulevard, who noted the right of property owners to develop their property in a manner desired by them, and who stated that he had purchased property in the subject area for the purpose of constructing a medical building. Dr. Schleissner also outlined development difficulties which have been presented in recent years due to City requirements, and urged that property owners be permitted to independently develop their land.

Mr. Murray Kane, with the law offices of Eugene B. Jacobs, clarified State laws re: owner-participation in a redevelopment project, and described the various kinds of redevelopment projects currently underway in other areas. What a redevelopment project means, per Mr. Kane, is that the redevelopment agency has the necessary tools available to assemble land and to finance the area so that it pays for itself as opposed to using a 1911 Act Assessment approach.

The following motion (later withdrawn) was offered by Councilman Armstrong: That the Council adopt the subject resolutions and forward to Planning Commission. The motion was seconded by Councilman Brewster.

Attorney Michael Donaldson, 17777 Crenshaw Boulevard, referred to his September 12th communication of record wherein it is requested that the Del Amo Animal Hospital be excluded

from the definition of the subject project. It was the recommendation of City Attorney Remelmeyer that the Council reserve its options until a later date when a specific plan is presented.

Next to speak was Mr. Morris Sasso, 416 Beloit Avenue, Brentwood, who noted that he has owned property in the subject area since 1928, and that it has been his experience that potential developers have been discouraged after contacting City departments and learning of the considerable restrictions imposed. It was the opinion of Mr. Sasso that his Constitutional rights have been impeded and restricted.

A lengthy Council discussion ensued -- reservations were expressed regarding costs, traffic, EIR requirement, conceptual aspect, the need to explore feelings of affected property owners, etc. It was stated by Mayor Miller that without a spirit of cooperation of all property owners there will be one roadblock after another -- a thorough public relations job was recommended by the Mayor. Concurrence was generally indicated by the Council.

Councilman Armstrong thereupon withdrew his earlier motion, and took the following action:

MOTION: Councilman Armstrong moved to instruct the City Manager and the City Attorney to follow through in the area of public relations with owners of property in the subject location. The motion was seconded by Councilman Surber. There were no objections, and it was so ordered.

ORAL COMMUNICATIONS:

35. Councilwoman Geissert requested that there be a meeting of the Finance Committee on Monday, September 23rd, at 5:30 P.M. to discuss the matter of document duplicating fees.

36. Mrs. Eckleston (?), 2414 West 185th Street, on behalf of the Torrance Pilots Association, indicated their intent to communicate with the Airport Commission and the City Council regarding information of mutual interest.

37. Mr. Robert Smith, 2341 West 230th Place, requested that necessary steps be taken to provide for the installation of curb, gutter, and sidewalks for the "south half of the east half of Lot 83, Tract 639, a through lot between 230th Street and 230th Place" in order to eliminate the present nuisance and hazard. City Manager Ferraro stated that he would investigate this matter and report back to the Council.

38. Mr. Jim Rauman stated that, as a property owner in the Meadowpark/Skypark area, City Staff had been of invaluable assistance to him and most cooperative at all times.

At 10:10 P.M. Councilman Surber moved to adjourn to Tuesday, September 24th, at 6:00 P.M. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

#

Ava Cripe
Minute Secretary

17.

City Council
September 17, 1974

Vernon W. Coil

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

APPROVED:

Ken Miller

Mayor of the City of Torrance