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Adjourned at 10:50 P.M.

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Ava Cripe
Minute Secretary

ii.

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November 12, 1974

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 Tuesday, November 12, 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. Leech led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was given by Reverend Charles Magnuson, Del Amo Christian Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved to approve the minutes of October 15, 1974, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Surber 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

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was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:

No reports.

PRESENTATIONS:

9. Presentation of Plaques to the North Torrance Minor All Star Team who were the 1974 Miss Softball America State Champions.

Held for later in the meeting -- See Page 5.

PROCLAMATIONS:

10. Torrance Junior Week.
11. Youth Appreciation Week.

So proclaimed by Mayor Miller.

HEARINGS - OTHER THAN PLANNING AND ZONING:

12. Civil Service Hearing - Morton R. Hesse.

RECOMMENDATION OF CITY MANAGER/CITY ATTORNEY:

That the request of Attorney Stephen Solomon that the Morton Hesse hearing be continued until December 17, 1974, at 6:00 P.M. be granted.

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

STREETS AND SIDEWALKS:

13. Prospect and Flagler Lane Project.

Held for later in the meeting -- See Page 6.

14. RESOLUTIONS setting the public hearing regarding construction of curb, gutter, sidewalks, and driveways at various locations.

RESOLUTION NO. 74-239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTY AT VARIOUS LOCATIONS ON 182ND STREET, PER ATTACHED SKETCHES, ENTITLED (CHAPTER 27, 1911 ACT 74-3) TO CONSTRUCT CERTAIN STREET IMPROVEMENTS AND SETTING A TIME AND PLACE OF HEARING THEREON.

Councilman Surber moved for the adoption of Resolution No. 74-239. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

RESOLUTION NO. 74-240

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTY AT VARIOUS LOCATIONS ON THE SOUTH SIDE OF 231ST STREET BETWEEN PENNSYLVANIA AVENUE AND ARLINGTON AVENUE, AS SHOWN ON SKETCHES ENTITLED (CHAPTER 27, 1911 ACT 74-4) TO CONSTRUCT CERTAIN STREET IMPROVEMENTS AND SETTING A TIME AND PLACE OF HEARING THEREON.

Councilman Wilson moved for the adoption of Resolution No. 74-240. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

RESOLUTION NO. 74-241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTY AT VARIOUS LOCATIONS ON THE SOUTH SIDE OF 166TH STREET BETWEEN GRAMERCY STREET AND TAYLOR COURT AS SHOWN ON ATTACHED SKETCHES ENTITLED CHAPTER 27, 1911 ACT 74-5 TO CONSTRUCT CERTAIN STREET IMPROVEMENTS AND SETTING A TIME AND PLACE OF HEARING THEREON.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-241. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

RESOLUTION NO. 74-242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DIRECTING THE CITY ENGINEER TO GIVE NOTICE TO THE OWNERS OF THE PROPERTY AT 5103-5111 EMERALD STREET, AS SHOWN ON ATTACHED SKETCH, ENTITLED (CHAPTER 27, 1911 ACT 74-6) TO CONSTRUCT CERTAIN STREET IMPROVEMENTS AND SETTING A TIME AND PLACE OF HEARING THEREON.

Councilman Wilson moved for the adoption of Resolution No. 74-242. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

REAL PROPERTY:

15. OCEAN AVENUE SCHOOL SITE.

RECOMMENDATION OF PARK, RECREATION AND COMMUNITY DEVELOPMENT COMMITTEE: That Council approve the following procedure for determining the fair market value of the

subject property for negotiating the acquisition:

1. The School District and the City will agree on two professional condemnation appraisers who will appraise the property. First, the Superintendent will check with the County Counsel and get the names of some appraisers satisfactory to the District and to the County Counsel, and forward the names to the City Manager for approval. We would jointly select two appraisers from the approved list. The School District and the City will each pay one-half of the fee for each appraiser.

2. The appraisal will be based on (a) R-1 zoning as the highest and best use for the property; and (b) alternatively, RTH zoning as being the highest and best use for the property. In other words, two conclusions of value will be given us by each appraiser.

3. After we have received the appraisers' reports, the District staff and the City staff will jointly study them. If they are reasonably close together, it is expected that we could agree on a final value. If not, we would jointly hire a third appraiser to conduct a correlation appraisal based on the two appraiser reports.

4. The City will pay the District the agreed on value of the property over a three-year period. Preferably, the initial payment will be a sum not less than \$250,000. The remainder will be divided between the next two annual payments. The reason for the payment of \$250,000 the first year is the proposed construction on the gyms at South High and West High, which are scheduled to be started during the next fiscal year.

CITY MANAGER NOTE:

Despite Point #4, the City is not irrevocably bound to purchase the property. After the first three steps are completed, the Council will be furnished options as to the possible sources of funds for the acquisition.

Council discussion ensued. Of concern to Councilman Brewster was moving ahead on the appraisal of the property for R-1 or RTH without benefit of a zoning hearing first -- in his opinion, the zoning determination should be made first. Like concern in this regard was expressed by Mayor Miller, Councilmen Uerkwitz and Surber. Mr. Uerkwitz also noted the "buying the land twice" aspect, and Councilman Surber commented on the "putting the cart before the horse" concept in that it is yet to be decided whether or not the City wants to buy the property.

Committee findings and deliberations were reaffirmed by members Armstrong, Geissert, and Wilson -- the appraisal procedure, minus commitment on the part of the City, being deemed the logical approach. Reservations regarding the zone change procedure were acknowledged, along with review of the unique circumstances of this matter.

Representing the School Board, Dr. Garen also reviewed the lengthy Committee discussions in this matter, it being his understanding that the City was interested in purchasing the subject land, and the Committee recommendations were thought to be an equitable

arrangement to this end. R-1 and RTH zones were thought to be compatible with the neighborhood, per Dr. Garen, hence their selection.

It was reiterated by Mayor Miller that the "zone change comes first, and whatever happens after that, happens" -- established procedures should be followed.

Discussion was then directed to legal considerations, it being the comment of City Attorney Remelmeyer that, in his opinion, the School District could convey such property to the City at something other than fair market value.

The following action was taken by the Council:

MOTION: Councilman Wilson moved to concur with the recommendation of the Committee. The motion was seconded by Councilman Armstrong.

A SUBSTITUTE MOTION was offered by Councilman Uerkwitz: That the Committee's recommendations be DENIED, and that Item #15 be referred to public hearing on the zone change. The Substitute Motion was seconded by Councilman Brewster, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brewster, Surber, Uerkwitz;
Mayor Miller.

NOES: COUNCILMEMBERS: Armstrong, Geissert, Wilson.

16. RESOLUTION re: Assignment of Hangar "F", 2751 Airport Drive.

RESOLUTION NO. 74-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONSENT TO ASSIGNMENT OF ONE AIRPORT HANGAR LEASE OF JOHN M. WASSERMAN TO E.M. CULP AND JON M. FRANKSON.

Councilman Surber moved for the adoption of Resolution No. 74-243. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

The Council now returned to:

PRESENTATIONS:

9. PRESENTATION OF PLAQUES TO THE NORTH TORRANCE MINOR ALL STAR TEAM WHO WERE THE 1974 MISS SOFTBALL AMERICA STATE CHAMPIONS.

Plaques, and congratulations, were extended each of the team members by Councilmen Armstrong and Uerkwitz, on behalf of the Council. Councilman Wilson outlined the accomplishments of this team in line with their recognition at this time.

STREETS AND SIDEWALKS:13. PROSPECT AND FLAGLER LANE PROJECT.

Staff presentation was provided by City Engineer Weaver, following which Mayor Miller invited comments from members of the audience.

First to speak was Mr. Pat Lewandowski, 3848 West 226th Street, chairman, Environmental Quality Commission, who reported on the action taken by this Commission regarding this project: that same would not serve in the best interest of Torrance citizens residing adjacent and nearby the proposed construction site; there are many unanswered questions in the EIR and in the development of the project itself -- therefore, the Environmental Quality Commission cannot support the proposed Prospect/Flagler Lane route. There will be problems, per Mr. Lewandowski, in the area of increased pollution, safety factors, the nuisance problems created by the proposed retaining wall, aesthetic considerations, etc. A "no" vote was urged by the Environmental Quality Commission; further, that any further action be held until the Corridor Study report is completed.

Messrs. Herbert Sarkissian, 19326 Tomlee Avenue, and James Clark, 19510 Tomlee, reviewed their report, of formal record, regarding the negative impact of the subject project on the City of Torrance; the inadequate EIR; etc. -- specifically noted was the detrimental aspect of the proposed gigantic wall. Slides were also presented, as was a petition of protest, it being the opinion therein of affected residents that the proposed solution for the current traffic problem does not warrant all the adverse effects on the quality of their environment, especially when less expensive alternate routes and solutions are available. Another area of concern, detailed by Mr. Clark, was the hazard presented to Tower Elementary School. Denial of the project was strongly urged by these two gentlemen.

Mr. Stanley Dunn pointed out the problems presented to Tower Elementary School, the traffic strangulation created by the City of Redondo Beach, the detrimental impact of the proposed project, etc.

Council discussion followed. It was the comment of Councilman Brewster that the creditable presentation in support of the overwhelming detrimental effect of this project on the Torrance area must be acknowledged -- not only because of the obviously ugly environmental results but because it has been established that there are a number of street projects which are in work and approved and may very well mitigate significantly some of the traffic impact for this area. The priorities are "out of whack", per Mr. Brewster, and the City should proceed with the continued improvement of Anza Avenue northward, etc. to see what can be achieved.

Concurrence with Councilman Brewster's comment was generally indicated by the Council -- Mayor Miller defined the Council's responsibilities in protecting all Torrance residents, and, in his opinion, the subject project should not be approved at this time which will permit exploration of all alternatives. Councilman Wilson likewise urged review of alternatives. The total inadequacy of the EIR was specifically noted by Councilmembers Armstrong and Geissert.

Councilman Uerkwitz indicated his desire to offer a motion to deny the subject resolution, with the added comment that he does not agree that the need for improvement to meet existing traffic requirements surpasses any adverse effects.

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

RESOLUTION NO. 74-244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONSENTING TO ESTABLISHMENT OF PORTIONS OF PROSPECT AVENUE-FLAGLER LANE, ET AL, WITHIN SAID CITY AS A PART OF THE SYSTEM OF HIGHWAYS OF THE COUNTY OF LOS ANGELES.

Councilman Uerkwitz moved to DENY Resolution No. 74-244. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable, "yes" being for denial.

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The hour being 8:30 P.M., Mayor Miller ordered a 10-minute recess.

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TRANSPORTATION MATTERS:17. 4-WAY STOPS ON VICTOR STREET.RECOMMENDATION OF TRAFFIC COMMISSION:

1. That the existing 4-Way Stop at Victor and Garnet Streets remain.
2. That a 4-Way Stop be installed at Maricopa and Victor Streets on a temporary basis, and the results examined as far as further reducing traffic.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

1. That the existing 4-Way Stop at Victor and Garnet Streets remain.
2. That a 4-Way Stop NOT be installed at Maricopa and Victor Streets pending the outcome of Engineering Department studies to develop additional barricade configurations.

Staff presentation was made by Director of Transportation Horkay, following which Mr. Robert Kennel, 20618 Victor Street, pointed out the long-standing traffic problems in this area and the need for remedial action via recommendations of the Traffic Commission.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Traffic Commission, and, further, that the designs on barrier structures of this project be expedited. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

18. REMOVAL OF CROSSING GUARD AT 182ND STREET AND CRENSHAW BOULEVARD.

RECOMMENDATION OF TRAFFIC COMMISSION/DEPARTMENT OF TRANSPORTATION: That the Crossing Guard assigned to the intersection of 182nd Street and Crenshaw Boulevard be removed.

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

19. COOPERATIVE PROCESS TO DEVELOP FEDERAL AID URBAN PROGRAM.RECOMMENDATION OF CITY ENGINEER:

1. That the City Council concur with the League of California Cities concerning the local cooperative process for FAU program; and
2. That the City Council urge the appointment of Councilman Brewster as a member of the Joint Cooperative Federal Aid Urban Committee.

Mayor Miller noted communication of record recommending the appointment of Adelina Gregory or Byron Cook in view of increased responsibilities which make it impossible for Councilman Brewster to so serve.

MOTION: Mayor Miller moved that the City Council concur with the League of California Cities concerning the local cooperative process for FAU program; and that the City Council urge the appointment of Adelina Gregory as a member of the Joint Cooperative Federal Aid Urban Committee, with Byron Cook to serve as Alternate. The motion was seconded by Councilman Armstrong, and approval was unanimous.

FISCAL MATTERS:

20. REQUEST FROM MARTIN J. BARAB, NATIONAL DISTRIBUTING AGENCY, TO ADDRESS COUNCIL ON HANDBILLS FEE.

The request of Mr. Barab to hold this item until the meeting of December 17 was noted by the Council. There were no objections, and it was so ordered.

PARK AND RECREATION:

21. REPORT OF FEASIBILITY STUDY OF PILOT COMMUNITY GARDENS PROJECT.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That the City initiate a pilot Community Garden Project commencing in January 1975 -- that this pilot project be conducted on the site of the old Standard Brands property and Oshita property at the location of the future Columbia Park.

In order to accomplish this project, Staff recommends that there be an appropriation of \$3,000 to cover the implementation of the project through June 30, 1975, and that the \$3,000 needed to implement the budget be appropriated from the Recreation Programs Development Fund.

MOTION: Councilman Surber moved to concur with the above recommendation of the Park and Recreation Director. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Councilwoman Geissert recommended the formation of an "association" of interested parties in this matter to help with the planning of the project. Mr. Van Bellehem will follow through in this regard.

POLICE OPERATIONS:

22. RESOLUTION re: South Bay Juvenile Diversion Project.

RESOLUTION NO. 74-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROPRIATING FUNDS TO IMPLEMENT THE FIRST YEAR OF THE SOUTH BAY JUVENILE DIVERSION PROJECT GRANT FOR LAW ENFORCEMENT PURPOSES.

Councilman Uerkwitz moved for the adoption of Resolution No. 74-245. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

It was unanimously agreed that Councilwoman Geissert should serve on the Policy Board for the Project.

PERSONNEL MATTERS:

- 23. EXECUTIVE SESSION regarding Personnel Matters.

Held for later in the meeting -- See Page 20.

MATTERS NOT OTHERWISE CLASSIFIED:

- 24. RESOLUTION re: Weed Abatement Program for 1974.

RESOLUTION NO. 74-246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTIES IN THE CITY ARE A SEASONAL AND RECURRENT NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.

Councilman Wilson moved for the adoption of Resolution No. 74-246. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

- 25. RESOLUTION re: Copies of Public Records.

RESOLUTION NO. 74-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING RESOLUTION NO. 74-217 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 Surber moved for the adoption of Resolution No. 74-247. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

- 26. ORDINANCE NO. 2529.

ORDINANCE NO. 2529

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 43.2.8 OF THE TORRANCE MUNICIPAL CODE RELATING TO SPECIFICATIONS FOR REFUSE RECEPTACLES AND REPEALING EMERGENCY ORDINANCE NO. 2525 RELATING TO THE SAME MATTER.

Councilman Surber moved for the adoption of Ordinance No. 2529 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and carried, with roll call vote as follows:

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

27. ORDINANCE NO. 2530.

ORDINANCE NO. 2530

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING SECTION 97.1.5 TO THE TORRANCE MUNICIPAL CODE RELATING TO NOTICES OF OIL WELL DRILLING, ABANDONMENT AND OTHER NOTICES AND APPLICATIONS FILED WITH THE STATE DIVISION OF OIL AND GAS.

Councilman Armstrong moved for the adoption of Ordinance No. 2530 at its second and final reading. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

28. ORDINANCE NO. 2531.

ORDINANCE NO. 2531

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED SOUTHERLY OF 235TH STREET, NORTH OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD RIGHT-OF-WAY, EAST OF SAM LEVY SCHOOL AND WEST OF CRENSHAW BOULEVARD, AND DESCRIBED IN ZONE CHANGE 74-13.

(Torrance Planning Commission)

Councilman Brewster moved for the adoption of Ordinance No. 2531 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

29. ORDINANCE NO. 2532.

ORDINANCE NO. 2532

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 REDONDO BEACH BOULEVARD APPROXIMATELY 400 FEET EAST OF YUKON AVENUE AND DESCRIBED IN ZONE CHANGE 74-14.
(Carriage Real Estate Group, Inc.)

Councilman Wilson moved for the adoption of Ordinance No. 2532 at its second and final reading. His motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Surber, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: Uerkwitz (for reasons previously
stated).

30. ORDINANCE NO. 2533.

ORDINANCE NO. 2533

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE GRANTING TO STANDARD
GAS COMPANY, AN IDAHO CORPORATION, A
FRANCHISE TO CONSTRUCT, OPERATE AND
MAINTAIN PIPELINES FOR THE TRANSPORTATION
OF HYDROCARBON SUBSTANCES IN THE CITY OF
TORRANCE.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2533 at its second and final reading -- his motion, seconded by Councilman Surber, carried, as follows:

AYES: COUNCILMEMBERS: Armstrong, Uerkwitz, Wilson;
Mayor Miller.
NOES: COUNCILMEMBERS: Geissert, Surber.
ABSTAIN: COUNCILMEMBERS: Brewster (not present at the
hearing).

PLANNING MATTERS:

31. HOUSING AND COMMUNITY DEVELOPMENT ACT GRANT PROPOSAL.

Appropriate procedures in this matter were outlined by Assistant City Manager Scharfman, followed by Council review of recommended guidelines -- reservations and concerns regarding the subject proposal, particularly in the area of housing, were expressed by Councilmen Surber and Uerkwitz.

MOTION: Councilman Armstrong moved to concur with Staff recommendations outlined in November 8, 1974 communication, as follows:

(1) That the City Council adopt the broad guidelines therein re: First Year Program Priorities for use during the citizen meetings.

(2) That the City Council adopt the broad guidelines therein re: the Housing Assistance Plan to assist in focusing the citizen meetings on the several necessary elements of the Housing Assistance Plan.

(3) That Council concur with Staff's convening a series of three public meetings leading toward formal Council consideration of a proposed grant application on Tuesday, December 17, 1974.

The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

32. RESOLUTION granting CUP 74-17, PUP'N'TACO DRIVE-UP.

RESOLUTION NO. 74-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A FAST-FOOD RESTAURANT IN THE C-2 ZONE ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND CALLE MAYOR.

(CUP 74-17 (EA 74-37) - Pup'n'Taco Drive-Up)

Councilman Wilson moved for the adoption of Resolution No. 74-248. His motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

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

33. CUP 71-22 and PP 71-9, RONALD E. MORAN: Appeal of conditions of approval for a modification of a previously approved Conditional Use Permit and Precise Plan of Development to allow the construction of an additional building at 4343 - 190th Street. APPROVED BY THE PLANNING COMMISSION SUBJECT TO CONDITIONS.

Staff clarification was provided by Planning Director Shartle who reviewed the appealed conditions (#1 and #3 re: the artificial grass) and condition #5 re: exterior elevations. It was indicated by Mr. Shartle that condition #5 can be resolved by Staff and the proponent, there apparently being some misunderstanding as to its intent.

Attorney Larry Bowman, representing the proponent, concurred on the resolution of Condition #5 -- however, the problems presented by the substitution of turf for the artificial grass were deemed considerable by Mr. Bowman, including sidewalk removal, etc.

Council discussion was directed to the overall creditable appearance of the astro-turf at this site, the unique layout and location of this property, etc. Disapproval of astro-turf under any circumstances was indicated by Councilmembers Armstrong and Geissert.

MOTION: Councilman Armstrong moved to DENY THE APPEAL on conditions #1 and #3 (condition #5 to be worked out with Staff). The motion was seconded by Councilwoman Geissert.

A SUBSTITUTE MOTION was made by Councilman Uerkwitz: That the appeal be granted -- that conditions #1 and #3 be deleted; condition #5 to be agreed upon by Staff. The motion was seconded by Councilman Brewster, and carried, with roll call vote as follows:

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

APPEALS - PLANNING AND ZONING:

34. CONTINUED HEARING ON APPEAL PP 74-5, P.O. PROPERTIES.
Appeal of a Precise Plan of Development to allow the construction of a neighborhood shopping center on property located in the C-2 (PP) zone at the northeast corner of Newton Street and Vista Montana. RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION SUBJECT TO CONDITIONS.

An Affidavit of Publication was presented, and it was ordered filed, there being no objection.

Mayor Miller announced that this is the time and place for the subject continued public hearing, and, following presentation by Planning Director Shartle, invited comments from the audience.

The proponent, Mr. Emil Britt, 18310 Amie, indicated concurrence with everything which has been accomplished to this point. Mr. Britt then noted the condition pertaining to the driveway width and the fact that it has now been ascertained that the driveway across the street is 44 ft. in width; it was his request that there be a like width for his development. City Engineer Weaver stated that such an arrangement would meet with his approval.

Also present was Mr. Sidney Kasden, owner of La Tienda Interiors, 4142 Pacific Coast Highway, representing the businessmen in this area, who indicated that they had no objections to the development as presented in the present plans so long as there is no integrated parking. Planning Director Shartle confirmed that such would not be the case.

Mayor Miller noted the considerable revisions and considerations which have gone into the planning of the development of this unique, difficult piece of property, as well as the likelihood of deficiencies which probably will develop -- however, it appears at this time that the proponent has done the very best that can be done, and approval was indicated by the Mayor.

There being no one else 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 Surber moved to concur with the recommendation of the Planning Commission for approval of PP 74-5, subject to Staff conditions; further, to approve the requested 44 ft. wide driveway, subject to Staff approval. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

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HEARINGS OTHER THAN PLANNING AND ZONING:35. WALTERIA PRESSURE ZONE ASSESSMENT DISTRICT.

It was the request of City Attorney Remelmeyer that this matter be continued for one week in order to resolve the problem with Mr. Ken Battram, Sunnyglen Construction Company, which is now being reviewed by the Public Works Committee.

It was further noted by Mr. Remelmeyer that such continuance would not jeopardize the assessment proceedings. Further, per Mr. Remelmeyer, the adoption of Resolution E likewise may be continued for the one week period.

MOTION: Councilman Armstrong moved to concur with the request of the City Attorney for a continuance of Item #35 to November 19, 1974, at 6:00 P.M. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

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ROUTINE MATTERS:36. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$465.87 to Pacific Turf & Engine Company for various sprinkler system repair parts as requested by the Park and Recreation Department.
2. \$1344.61 to Signal Welding Company for one only roll-over protective cab for a Caterpillar-loader as requested by the Garage to comply with O.S.H.A. State safety requirements.
3. \$303.24 to Mohawk Manufacturing Company for replacement brake shoes for heavy vehicles as requested by the City Garage.
4. \$695.59 to Smith & Hartford Custom Coach for necessary body repairs to City Bus #354 which was involved in an accident.
5. \$392.20 to Lacial Company for two replacement street-sweeper elevator chains as requested by the City Garage.
6. \$471.93 to Crawler Tractor Parts Company for necessary repair parts for a Caterpillar engine as requested by the City Garage.
7. \$548.02 to Western Highway Products for the purchase of 112 only traffic control signs as requested by the Department of Transportation.
8. \$2,000.70 to Associated of Los Angeles for the purchase of 15 McGraw-Edison post top replacement fixtures as requested by the Department of Transportation.
9. \$19,080.00 to A.G.S. Printing Company for the printing of 50 copies of the Library Reference Catalogues which are the total listing in the entire Library system of books by title, author and subject matter.
10. \$607.32 to Microfilming Corporation of America to renew City subscriptions for the New York Times Index and microfilm copies of 1975 editions.
11. \$553.00 to Data Microfilm Corporation for microfilm copies of back editions of the South Bay Daily Breeze covering 1972, 1973, and 1974 years.
12. \$457.39 to Ingram Paper Company for 20 cartons of inventory index stock and colored bond paper as requested by Central Services.

13. \$12,898.08 to Xerox Corporation for the purchase of 720 cases of white bond paper offered at a one-time only special pricing.
14. \$791.18 to S.C.M. Walton Printing for the printing of 30,000 copies of a continuous computer form entitled "Labor Charge Sheets" as requested by the Finance Dept.
15. \$934.81 to Park-Son, Inc. for 100 only #3 meter box lids and one only 10-inch water line valve as requested by the Water Department to be used as a replacement.
16. \$1,982.62 to Kelly Pipe Company for 280 feet of 6-inch steel pipe as requested by the Water Department.
17. \$383.83 to Pacific States Cast Iron for the purchase of six only 8-inch water pipe adapters as requested by the Water Department.
18. \$519.40 to C&E Lumber Company for 400 8-ft. and 10-ft. tree stakes as requested by the Street Department.
19. \$381.60 to A-1 Chemical for 24 cases of an all-purpose cleaner as requested by the Custodial Department.
20. \$356.50 to Clarke Grayely Corporation for the purchase of two solution tanks (with attachments) and wooden feed brushes as requested by the Custodial Department to convert two City units to shampoo units.
21. \$556.50 to American Wholesale Hardware for the purchase of 70 sets of replacement raingear as requested by City departments.
22. \$957.99 to Allied Industrial Distributors for the purchase of 3 dozen replacement rain hats; 13 sets police-type raingear; and 64 pairs of replacement rain boots.
23. \$1,378.00 to Western Water Works for the purchase of 50 only 3/4" water pipe branch assemblies with valves as requested by the Water Department.
24. \$899.64 to Associated of Los Angeles for the purchase of four replacement pest top style light fixtures -- 175 watt plus replacement ballasts and twelve replacement lenses.
25. \$709.14 to M&W Electric for the purchase of six replacement magnetic contactors as requested by the Transportation Department.
26. \$1,043.42 to Park-Son, Inc. for the purchase of 12 only 8" cast iron pipe spools as requested by the Water Dept.
27. \$371.00 to Doberman Press for the rush printing of the "Inter-Arts Festival Brochure" as requested by the Fine Arts Division of the Recreation Department.

B. REIMBURSABLE ITEMS:

- 28. \$535.30 to Hersey Products, Inc. for one only 2-inch Hersey Ct. water meter as requested by the Water Dept. for installation at the Aisin Service. Payment has already been received.
- 29. \$455.01 to Martin Hannum, Inc. for the purchase of one oz. of gold casting material; 10 oz. of bronze casting materials and 54 oz. of sterling casting material as requested by the Recreation Department for use in their jewelry classes. The City is reimbursed for this expenditure via fees collected from class participants.

37. CITY HALL CENTRAL RECORDS STORAGE SYSTEM - MAGIC AISLE.

RECOMMENDATION OF CITY CLERK:

That Council authorize the purchase of two additional MAGIC AISLE filing carriages, and that the necessary money (\$3,955.60) be appropriated from the General Fund.

38. PORTLAND CEMENT CONCRETE IMPROVEMENTS IN THREE LOCATIONS. (B74-55).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Vargas Construction and Manufacturing, and all other bids be rejected.

39. AWARD OF CONTRACT - Re: Purchase of Paramedic Vehicle Body - Ref. Bid #B74-53 - Expenditure: \$4028.00.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid submitted by Royal Truck Body, Inc., and approve of the awarding of a contract to them for the furnishing and installing of the PARAMEDIC BODY on a City-furnished truck in the total amount of \$4028.00 including tax.

40. DISPOSAL OF OBSOLETE BUS PARTS VIA "SEALED BIDS".

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of the Purchasing Division soliciting "sealed bids" for the disposal of obsolete GMC bus parts. Purchasing will return to Council for approval of final sale.

41. RELEASE OF SUBDIVISION BONDS - Tract No. 23543.

Subdivider: Creative Homes (James Taylor)
Bonding Co.: American Motorists Insurance Co.

<u>BOND TYPE</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	2 SM 162-568	\$ 9,400.00
Payment	2 SM 162-568	4,700.00
Inspection	2 SM 162-569	1,000.00

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

42. CLAIM of Gordon Chase for property damages.

RECOMMENDATION OF CITY CLERK:

That the above claim 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 #36, 37, 38, 39, 40, 41, and #42. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

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The hour being 10:10 P.M., Councilman Uerkwitz moved to recess as City Council, and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. The Council returned to its agenda at 10:11 P.M.

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ADDENDUM ITEM:

43. PRESENTATION OF CHECK FROM LOS ANGELES COUNTY.

On behalf of Los Angeles County, Mr. Robert McCamam, Supervisor Hayes' office, presented to Mayor Miller, for the City of Torrance, a check in the amount of \$100,000 for work done on the roads.

ORAL COMMUNICATIONS:

44. December meeting dates for the Council were reviewed by City Manager Ferraro -- it was agreed that the December 3rd agenda be a non-controversial one, in view of the fact that two Councilmembers will be absent. Further agreed was that the regular fourth meeting of the Council, which would occur on Christmas Eve, December 24th, instead be scheduled for Monday, December 23rd, and that Tuesday, December 31st, be a "dark night" for the Council.

MOTION: Councilman Uerkwitz moved to concur with the above schedule recommended by the City Manager. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

45. Director of Transportation Horkay reported on the increased service now available for the holiday shopper special buses.

46. The promotion of Councilman Brewster to Executive Vice President of Universal Heritage Investment Corporation was reported by City Manager Ferraro, followed by congratulations from those present.

47. Councilman Armstrong referred to the recent election, and, specifically, the failure of Proposition A re: rapid transit, with praise for Councilman Brewster's unstinted efforts in this area of public service, and with the recommendation that the City look very carefully at any plan to reorganize the RTD Board. Councilwoman Geissert concurred in these comments and in the praise for Mr. Brewster.

Appreciation for these kind words was expressed by Councilman Brewster with the observation that the mailing out of tax bills (most bearing substantial increases) immediately before the election was a factor in the defeat of ballot measures involving funding.

48. Councilman Surber expressed a "thank you" to Director of Recreation Van Bellehem and the Police Department for action taken in resolving Entradero Park problems.

49. Wholehearted concurrence with Fire Chief Slonecker's position that Firemen should not serve as deputy voter registrars was indicated by Councilman Surber.

50. It was the request of Councilman Uerkwitz that the matter of the use of City Airport land by SCRTD be referred to the Land Management Team for discussion and possible negotiation. There were no objections, and it was so ordered.

51. Mr. Dick Rossburg, president, Torrance Area Chamber of Commerce, advised that the Chamber proposes to undertake a program in behalf of increased salaries for Councilmembers.

52. Mr. Mike Hertica, 4904 Mindora Drive, presented a petition from homeowners in the area regarding vacant property involved in the future extension of Lomita Boulevard, with the request that "the offer for dedication for a street as described be vacated".

City Manager Ferraro requested approximately 30 days for Staff review and recommendation -- there were no objections, and it was so ordered.

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PERSONNEL MATTERS:

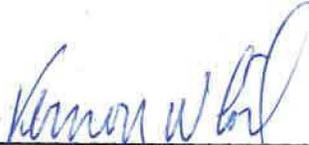
23. EXECUTIVE SESSION regarding Personnel Matters.

City Attorney Remelmeyer advised that this is proper subject matter for an Executive Session, and Councilman Uerkwitz moved to recess for that purpose. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. The hour was 10:30 P.M.

The Council returned at 10:48 P.M., and took the following action: Councilman Uerkwitz MOVED to authorize the Civil Service Commission to enter into a Consultant Contract for professional services, with appropriation of the necessary funds, not to exceed \$3,000. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

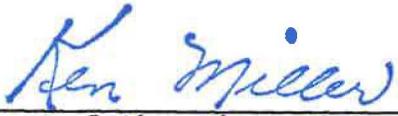
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The meeting was regularly adjourned at 10:50 P.M.



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

APPROVED:



Mayor of the City of Torrance