

I N D E XCity Council - January 14, 1975

<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>PRESENTATIONS:</u>	
9. New Officers/Directors-Southwood Homeowners Ass'n.	2
<u>PROCLAMATIONS:</u>	
10. Jaycee Week	3
<u>REAL PROPERTY:</u>	
11. Expansion of Civic Center Complex	3
<u>TRANSPORTATION MATTERS:</u>	
12. Stop Signs on Doty Avenue	4
<u>FISCAL MATTERS:</u>	
13. Request for Funds - Planning Seminar	4
14. Resolution re: On-The-Job Training Program - Toyota Motor Sales, U.S.A., Inc.	5
15. Settlement of Policewomen Suit	5
16. Torrance Program Management System	5
<u>PARK AND RECREATION:</u>	
17. Resolution re: State Grant Application - Wilson Park	5
<u>POLICE OPERATIONS:</u>	
18. Ordinances revising provisions for business licensing	6
19. Resolution re: Federal Grant - South Bay Information and Narcotics Unit	7
<u>ENVIRONMENTAL MATTERS:</u>	
20. Recommendation from Environmental Quality Commission to revise certain section of Oil Code	8
<u>COMMUNITY AFFAIRS:</u>	
21. Bicentennial Committee	2
<u>PLANNING AND ZONING HEARINGS:</u>	
22. 1974 Housing and Community Development Act	8-11
<u>APPEALS - PLANNING AND ZONING:</u>	
23. Continued Hearing on Appeal D 74-26, Realty Development Division, U.S. Steel	11-13
<u>ROUTINE MATTERS:</u>	
24. Expenditures over \$300	14, 15
25. Release of Subdivision Bonds - Tract No. 26102	15
26. Release of Subdivision Bonds - Tract No. 31185	15
<u>ORAL COMMUNICATIONS:</u>	
27. City Manager Ferraro re: appointment of Phil Joseph to TPOA Board of Directors	16
28. City Treasurer Rupert re: investment authority	16
29. Councilwoman Geissert re: off-shore drilling meetings	16
30. Councilman Wilson, recognition of press members/ Southwest Press Association	16

<u>SUBJECT:</u>	<u>PAGE</u>
<u>ORAL COMMUNICATIONS (Cont.)</u>	
31. Mayor Miller re: Sister City representative	16
32. Mayor Miller re: Chamber/Council Committee budget meetings	16
33. Councilman Uerkwitz re: use of Council Chambers by Criminal Justice Board	16
34. Mr. Dick Rosbury re: Chamber representatives	16

Adjourned at 11:45 P.M.

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January 14, 1975

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, January 14, 1975, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilwoman Geissert; Councilmen Armstrong, Uerkwitz, Wilson, and Mayor Miller. Absent: Councilmen Brewster, Surber.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, City Attorney Remelmeyer, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

Mr. Gary Cramer led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Bruce Lundberg, Lutheran Church of the Good Shepherd.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved to approve the minutes of December 10, 1974, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Brewster, Surber).

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

Councilman Armstrong 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 Wilson,

1.

City Council
January 14, 1975

and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

8. COUNCIL COMMITTEE MEETINGS:

Civil Service Committee:

Will next meet on Thursday, January 16th, at 4:30 P.M.

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Introduced, and welcomed, by Mayor Miller were the members of Troop 1260, Girl Scout Cadets.

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Considered, out of order, by the Council:

COMMUNITY AFFAIRS:

21. APPOINTMENT TO AD HOC BICENTENNIAL COMMITTEE TO REPLACE RESIGNATIONS OF ORIGINAL MEMBERS - PROPOSED PROGRAMS FOR 1975-76.

The illustrious president of the Bicentennial Committee, Mr. George Post, requested Council approval of the following replacement appointments to the Committee: John Tweedy, John Alter, Don Hyde, and Reverend Bruce Lundberg.

It was the further request of Mr. Post that in the future Council approve Staff and the Committee's selection of members "after the fact", rather than coming in each time with recommendations regarding vacancies.

Mayor Miller suggested, concurred in by the Council, that there be such a policy which would permit appointment by the Committee, subject to Council approval.

Consideration of arrangements which would bring the Freedom Train to Torrance was recommended by Councilman Wilson -- City Librarian West indicated that there has been appropriate correspondence in this regard.

MOTION: Councilman Armstrong moved for concurrence with the Committee's request, it being understood that in the future Committee member names will be submitted to the Council, without need for appearing before this body. The motion was seconded by Councilwoman Geissert. There were no objections, and it was so ordered.

PRESENTATIONS:

9. NEW OFFICERS/DIRECTORS - SOUTHWOOD HOMEOWNERS ASSOCIATION.

Introductions of Southwood Homeowners Association officers and directors were made by Mrs. Rachel Meyer, and the goals and objectives of this newly formed group were outlined by Mrs. Meyer. Congratulations were extended by the Council, with note of the fact that an Association for this large residential area is long overdue.

PROCLAMATIONS:

10. JAYCEE WEEK.

So proclaimed by Mayor Miller, with grateful acceptance of the Proclamation by Messrs. Applegate and Whitney.

REAL PROPERTY:11. EXPANSION OF CIVIC CENTER COMPLEX.RECOMMENDATION OF LAND MANAGEMENT TEAM:

That the City Council:

1. Authorize the hiring of two appraisers to determine the fair market value of the property for negotiation purposes, subject to the approval of the final Capital Bus Grant Application by the Department of Transportation (two appraisals are required by the Federal Government in connection with the grant).
2. Authorize the Land Management Team to negotiate with the Friedman Brothers for purchase of the entire 17.74+ acres, but on an increment bases as permitted by funding, with immediate steps to be taken to acquire the west half of the property.
3. Authorize the Land Management Team to actively continue their solicitation of other governmental agencies to locate on the Civic Center.

Staff clarification was provided by Assistant City Manager Scharfman.

Deeming this a "sorely needed project", Councilman Uerkwitz MOVED to concur with the above recommendation of the Land Management Team. His motion was seconded by Councilman Wilson.

Discussion ensued, prior to roll call vote. It was the request of Councilman Armstrong that there be consideration regarding the expansion of Joslyn Center -- the status of proposed Civic Center development by Los Angeles County was reviewed as well.

"Strong reservations" regarding the proposal were indicated by Councilwoman Geissert -- she was of the opinion that the proposal has a very far reaching impact, deserving of extensive deliberation and public review. Mrs. Geissert acknowledged the need for improved City Yard facilities -- however, she did question the acquisition of some 9 acres of developed industrial land and its removal from the tax rolls, prior to the preparation of a complete feasibility report on the use of the existing City Yard site.

Further acknowledged by Councilwoman Geissert was the need for a bus yard in light of Federal grant applications -- however, it is not known whether the Staff-recommended site would be more feasible than the site to the west.

Continuing, Councilwoman Geissert indicated concurrence with the extension of Emerald Street between Maple and Madrona. However, per Mrs. Geissert, she cannot go along with the use of City funds to acquire extremely expensive land in order to encourage other

governmental agencies to locate here -- rather than buy the land, the City should encourage such agencies to consider acquiring their own land in this vicinity.

A SUBSTITUTE MOTION was offered by Councilwoman Geissert: That rather than considering the three proposals as one that each one be considered separately. The motion was seconded by Mayor Miller, with the comment that he did so to get the matter on the floor, it being his intent to support all three recommendations. Roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

It was the comment of Councilman Wilson that the Council is moving into this matter rather rapidly without full consideration, and recommended referral to the Public Works Committee. Dr. Wilson so MOVED, and the new motion was seconded by Councilman Armstrong. The motion carried, with roll call vote as follows:

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

TRANSPORTATION MATTERS:

12. STOP SIGNS ON DOTY AVENUE AND 177TH STREET AT EDISON RIGHT-OF-WAY.

Mayor Miller reported on information received to the effect that the installation of a mid-block stop sign may be in violation of State law--since the subject stop sign is such a mid-block sign, it has been recommended that this item be referred back to the City Attorney and the Traffic Commission for further consideration.

MOTION: Councilman Armstrong moved to refer Item #12 to the City Attorney and the Traffic Commission. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

FISCAL MATTERS:

13. REQUEST FOR FUNDS - Planning Commissioners attendance at "A Short Course for Planning Commissioners" in Newport Beach.

Discussion was directed to the contents of the course, budgeted funds, as well as the need for the attendance of five Commissioners.

A MOTION was offered by Councilman Wilson to concur with the request. The motion was seconded by Councilman Armstrong, but FAILED TO CARRY, as follows:

AYES: COUNCILMEMBERS: Armstrong, Wilson.
 NOES: COUNCILMEMBERS: Geissert (two would be appropriate);
 Uerkwitz; Mayor Miller.

MOTION: Councilman Armstrong moved to authorize two Planning Commissioners to attend the subject course, and to appropriate \$200.00 for same. The motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

Councilman Uerkwitz stated that his "no" vote was for the reason that some of the Planning Commissioners will probably be teaching the class.

14. RESOLUTION re: On-The-Job Training Program -
Toyota Motor Sales, U.S.A., Inc.

RESOLUTION NO. 75-5

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECT-
ING THE MAYOR AND CITY CLERK TO EXECUTE
AND ATTEST THAT A CERTAIN CONTRACT
BETWEEN THE CITY OF TORRANCE AND
TOYOTA MOTOR SALES, U.S.A., INC. TO
INITIATE ON-THE-JOB TRAINING PROGRAMS.

Councilman Armstrong moved for the adoption of Resolution No. 75-5. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilmen Brewster, Surber absent).

15. SETTLEMENT OF POLICEWOMEN SUIT.

RECOMMENDATION OF CITY ATTORNEY:

That Council approve an appropriation from the Unappropriated Reserve of the General Fund in the amount of \$6,250 to cover said payment of attorneys' fees for Policewomen suit.

MOTION: Councilman Wilson moved to concur with the above recommendation of the City Attorney. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

16. TORRANCE PROGRAM MANAGEMENT SYSTEM.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That Council appropriate \$87,485 this year from General Revenue Sharing Funds to provide for one-third of the TPMS development and the operation of TPMS for this fiscal year.

MOTION: Councilman Armstrong moved to concur with the above request, and the appropriation of \$87,485. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

PARK AND RECREATION:

17. RESOLUTION approving the application for 1975 State Grant Funds - Charles H. Wilson Park.

RESOLUTION NO. 75-6

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE APPLICATION
FOR 1975 STATE GRANT FUNDS - CHARLES H. WILSON PARK.

5. City Council
January 14, 1975

Councilman Uerkwitz moved for the adoption of Resolution No., 75-6. His motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

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

POLICE OPERATIONS:

18. ORDINANCES revising provisions for business licensing.

Discussion was directed to Ordinance C and the need for further clarification, it being generally agreed that this should be referred to Committee.

Mr. Dan Walker, 4455 Pacific Coast Highway, vice president and director of public relations, Pioneer Theaters, indicated their desire to support and assist the Police Department in every manner, and have no wish to oppose the subject ordinances. At Mr. Walker's question re: Ordinance A - Applications for Business Licenses and whether or not their individual sellers, under this ordinance, will be asked to apply for a business license (which is not presently the case), City Attorney Remelmeyer responded that there is no intent to widen the scope of the application, only to increase the information thereon.

Concurrence with Ordinance B was indicated by Mr. Walker. As to Ordinance C, per Mr. Walker, it calls out for special business permits, stating "dealers in second hand property" -- presumably this would not apply to individual sellers at swap meets. City Attorney Remelmeyer confirmed that this is correct. Mr. Walker further recommended the exemption of drive-in theaters from the list of businesses such as massage parlors, dating services, and card rooms -- likewise questioned by him was the feasibility of any Board ruling on the "peace and convenience" of a business, per language in Ordinance C.

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

ORDINANCE NO. 2538

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING SECTION
31.4.1 OF DIVISION 3 OF THE TORRANCE
MUNICIPAL CODE TO AMEND THE REQUIRE-
MENTS FOR APPLICATIONS FOR BUSINESS
LICENSES.

Councilman Uerkwitz moved for the approval of Ordinance No. 2538 at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Absent: Councilmen Brewster, Surber).

Ordinance B:ORDINANCE NO. 2539

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 9 TO CHAPTER 5 OF DIVISION 3 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR REGULATION FOR REQUIREMENTS OF SECONDHAND DEALERS.

Councilman Wilson moved for the approval of Ordinance No. 2539 at its first reading. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

Ordinance C:ORDINANCE NO. 2540

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 10 TO CHAPTER 5 OF DIVISION 3 OF THE TORRANCE MUNICIPAL CODE TO PROVIDE FOR SPECIAL BUSINESS PERMITS.

MOTION: Councilman Uerkwitz moved to refer Ordinance No. 2540 to the Police, Fire and Public Safety Committee. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

In the absence of Councilman Surber, Mayor Miller directed that Councilman Armstrong serve on the Police, Fire, and Public Safety Committee.

19. RESOLUTION re: Federal Grant - South Bay Information and Narcotics Unit.

RESOLUTION NO. 75-7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN APPLICATION AND IMPLEMENTATION OF A CERTAIN GRANT TO THE CITY FOR LAW ENFORCEMENT PURPOSES.

Councilman Uerkwitz moved for the adoption of Resolution No. 75-7. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Absent: Councilmen Brewster, Surber).

ENVIRONMENTAL MATTERS:

20. RECOMMENDATION FROM ENVIRONMENTAL COMMISSION TO REVISE
A CERTAIN SECTION OF THE TORRANCE OIL CODE.

RECOMMENDATION OF ENVIRONMENTAL QUALITY COMMISSION:

That the Council direct the City Attorney to review and revise Section 97.9.25.9 of the Oil Code.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

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At 8:20 P.M. Councilman Uerkwitz moved to recess as the City Council, and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

A 10-minute recess followed at 8:24 P.M.

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COMMUNITY AFFAIRS:

21. BICENTENNIAL COMMITTEE.

Heard earlier in the meeting - See Page 2.

PLANNING AND ZONING HEARINGS:

22. 1974 HOUSING AND COMMUNITY DEVELOPMENT ACT.

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

Mayor Miller announced that this is the time and place for the subject public hearing, and following Staff presentation and clarification regarding the draft application in this matter by Assistant City Manager Scharfman, comments from the audience were invited by the Mayor.

Mr. A.Y. Olds, regional commissioner for American Youth Soccer organization, pointed out their need for night lighting of sports fields -- he was advised by Mayor Miller that this has been included in the recommended projects.

Speaking on behalf of the Friends of Madrona Marsh, Mr. Mike Donaldson outlined current fund-raising efforts, and urged submission of the application as it is -- should their efforts fail, they will return in six months for review of the contingency funds for assistance in seeking special funding.

Mrs. Rachel Meyer, 21233 Kent Avenue, representing Southwood Homeowners Association, requested that the application not be filed for the reason that there are too many "have to-s" involved. However, if the application is filed, it is the opinion of the Association that the money should be spent on lighted and unlighted playing

fields for the young people of Torrance -- also of merit would be a bicycle motocross park.

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

City Manager Ferraro, at the request of Mayor Miller, outlined the procedures which will follow submission of the application, as follows: Staff will make the technical changes suggested by the Council and will prepare the draft application for immediate submittal to SCAG and the State clearinghouse. SCAG will review and critique the application within the next thirty days; in late February, therefore, Staff will return to Council with the recommended final application and an Environmental Assessment.

Continuing, Mr. Ferraro stated that after Council review of those two documents - together with SCAG's and the State's remarks--a revised document will be prepared for approval and forwarding to HUD for final review. If the process goes as scheduled, and the application is found to be acceptable, block grant funds will be received by the City of Torrance sometime in late May or early June, per the City Manager.

MOTION: Councilman Armstrong moved that the Grant Application be approved, as modified. The motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, Mayor Miller requested comments from the Council.

A prepared statement was presented by Councilman Uerkwitz, and his remarks are incorporated herein, as follows:

"There is a question in my mind as to whether the objectives of the Community Development Act are really being carried out by this grant.

"If you will look at the figures -- \$631,253 which ^{is} 25.7% in overhead, that is in planning and administration costs; another \$456,000 of 15.7% is in additions or enhancements to City Hall, its buildings, departments, services, equipment, etc. This is a total of 37.4% of these monies going directly into City Hall. Add to this the second largest chunk of money -- \$1,006,961 which is 34.6% earmarked for recreation and you have 72% of the money being spent for things that have very little to do with the overall objectives of the Community Development Act. The only other sizable chunk of money is \$580,500 or 20% allocated to housing assistance, leaving only 8% of the funds available for the rest of the community.

"My concern here and previously voiced is that these funds should be spent in ways that are an economic enhancement to the community and not a drain upon it. Instead we have extensions or expansions in the kinds of facilities and services which cannot be terminated in three years and which will then have to be

supported by other means -- probably a raise in property taxes.

"Much time has been spent by the Council in discussing the Youth Services Center and \$173,000 is allocated for purchase of a building to house this service. What building? Where? What is the cost of maintaining and staffing this building going to be in future years? It was referred to as a store front operation; yet a store front can be rented for \$200 a month or a total of \$7,200 for the three year program, which is a considerable saving, particularly if the program were to be discontinued later.

"Parks are great. No one of us could possibly be against parks, and they certainly add to the livability of the City. But they are also expensive; expensive to buy, to develop, to maintain and to operate. Of the first revenue sharing monies we allocated more than two million dollars for recreational purposes. Yet the manner in which the Park and Recreation bonds were turned down by the voters would indicate that this was not their first priority, despite pressures being brought to bear by a couple of very vocal groups in the community.

"The League of Women Voters' survey of a couple of years ago indicated that an overwhelming majority of people felt that traffic conditions and related problems were a first priority. Yet the only funds here that could conceivably be considered to alleviate traffic problems is the \$20,000 earmarked for the relocation of a pedestrian overpass. Of the \$180,786 allocated to the handicapped, more than 3/4 is actually being spent in or on public buildings where use by the handicapped is minimal. One self-opening door costs \$25,000. That same amount of money would widen 250 doors in the homes of handicapped persons or ramp 250 front porches or lower 100 kitchen counters so that they could be reached from a wheelchair.

"In the housing assistance program there are many unanswered questions. What is low interest? What is the term of payback going to be? This money is listed as spent. What happens to the money that is paid back? Who is going to get the first priority on these funds? -- the elderly? the handicapped? the young? What happens when the recently rehabilitated house is sold? What constitutes rehabilitation? painting? Should we concentrate on structural defects or things that directly affect the health and safety of residents? How much are we going to spend per unit? Staff says there are 624 owner-occupied units needing rehabilitation. This works out to approximately \$930 per unit. But we have allocated \$165,000 for rehabilitation purposes in the first year. Yet we only plan to reach 20 units. This works out to \$8,275 per unit.

"We are not in the economic climate today to spend for the sake of spending. I am not in favor of this grant."

Mayor Miller responded that he was disappointed in the foregoing comments by Councilman Uerkwitz, in view of the several meetings held on this matter, with item by item approval, with sympathy and interest expressed on some of the projects by the Councilman -- the time for submission of the grant application has arrived, and now these comments are offered at the last moment.

Mayor Miller acknowledged his understanding of the fact that Councilman Uerkwitz did not favor the program itself, but noted that Mr. Uerkwitz had participated in the discussion as to where the monies should be spent without presenting any of the questions or reservations expressed at this time.

It was then confirmed by Mayor Miller that Staff would return with a formal finalized report for a decision by the Council which will permit review of Mr. Uerkwitz' concerns at that time.

It was the comment of Councilman Wilson that if Councilman Uerkwitz is trying to save money for the City of Torrance taxpayer, then he should be for this program because it represents the expenditure of three million dollars over the next three years that otherwise would have to come from the taxpayers of Torrance.

Mayor Miller added, for the direction of Staff, that these monies be a consideration in the preparation of the forthcoming budget.

Councilman Armstrong indicated his respect for Councilman Uerkwitz' differences and his opinion -- however, per Mr. Armstrong, this program appears to be the one opportunity for the Council to bring back to the community the tax monies that have been taken from it. Needless to say, lower taxes would be welcome, but wishing doesn't make it so -- the upcoming year will be a tough one for programs and service levels; hence Councilman Armstrong's support of this project.

The motion for approval of the Grant Application, as modified, carried, with roll call vote as follows:

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

APPEALS - PLANNING AND ZONING:

23. CONTINUED HEARING ON APPEAL D 74-26, REALTY DEVELOPMENT DIVISION OF U.S. STEEL. Appeal of Planning Commission decision which requires that the entire property under the ownership of U.S. Steel be shown on the parcel map for a Division of Lot to create two parcels on property located south of Del Amo Boulevard between Van Ness Avenue and Western Avenue.
APPROVED BY THE PLANNING COMMISSION SUBJECT TO CERTAIN CONDITIONS.

Mayor Miller announced that this is the time and place for the continued public hearing on D 74-26. It was confirmed by Planning Director Shartle and City Engineer Weaver that they had met with the proponents in an attempt to resolve the problems surrounding this lot split. Specifically noted was the January 14th communication from U.S.S. Realty Development (of record) which indicates that the problems remain.

Representing the proponent, Mr. Robert DeJernett, South Bay Engineering, reaffirmed their concerns of record, and noted the controls available to the City by way of parcel maps which will be forthcoming on each future development, accompanied by a Precise Plan -- further, the property is being leased, not sold, with U.S. Steel having basic control.

The January 14th U.S.S. Realty Development correspondence was reviewed by Mr. DeJernett who reemphasized that the Realty Development Division may address itself to "only those problems directly connected with our Division", and that the Division "cannot improve or give away property that is not directly controlled by our Division."

It was the request of Mr. DeJernett that the dedication for Van Ness Avenue and the requirements for the improvements be postponed until some future date when the City comes in with actual plans to widen the street.

A lengthy discussion ensued -- considerations were the inevitable dedication of Van Ness and the standard City procedure for such dedication; corporate "paper work" delays; one to two year deferment for requirements of concern; Staff/proponent coordination and cooperation in the establishment of guidelines for the property; the proponent's reluctance to the submission of guidelines in written form; etc.

It was the ultimate consensus of the Council that the solution would be to condition the building permit so that the occupancy of the premises will occur upon receipt of the dedication.

Further, on recommendation of Councilman Armstrong, that Condition #11 be restored, to state: "That a master or conceptual plan for the entire area shall be submitted for Planning Commission review within 90 days, such plan to be developed either cooperatively with the proponent or by the Planning Staff."

Also discussed by the proponent were conditions #7 and #9 pertaining to vehicular access and their desire to revise the emergency vehicle access into a driveway from which right turns can be made -- it was pointed out by Planning Director Shartle that these conditions should not be imposed on the tract map, but, instead, should be Conditional Use Permit and Precise Plan considerations. It was, therefore, agreed by the Council to delete conditions #7 and #9 at this time.

Mr. DeJernett then reviewed the financial burden represented by the payment of Drainage Improvement Funds (per Item 8 in the January 14th communication), and requested some relief from these payments, noting their desire to use this money to improve the storm drain channel on the property. City Engineer Weaver advised that there is a Code provision regarding the provision of master plan drainage facilities which makes it possible to delete the requirement for drainage improvement fees. It was the recommendation of City Engineer Weaver that the Council delete the requirement that drainage improvement fees be paid on the existing mill, in view of their desire to improve the channel, although fees must be paid on the new development, per Code requirements. The Engineering

Department recommendation, per the City Engineer, would be: "That Staff and U.S. Steel get together to work out the conditions of what the master plan drainage facilities are going to be for that location." It was the direction of the Council that this requirement likewise be tied in with the occupancy of the premises, as with the dedication.

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

It was the recommendation that this matter be returned next week, in the form of a resolution which would incorporate the decisions made at this meeting. It was so ordered.

MOTION: Councilman Uerkwitz moved to grant the subject appeal, subject to the foregoing comments, with formal approval to occur on January 21st by resolution. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

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ROUTINE MATTERS:24. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

BUDGETED ITEMS:

1. \$2840.50 to Moore Business Forms for 240,000 water and rubbish bill notices, plus 6,000 copies of Employee Time and Cost Reports, as requested by the Finance and Customer Services Division.
2. \$540.60 to SCM Walton Printing Corporation for the printing of City payroll checks as requested by the Finance Department.
3. \$477.00 to Garwood Industries for one only replacement dump truck hoist frame as requested by the City Garage.
4. \$657.85 to Nixon-Egli Equipment Company for replacement street sweeper gutter broom segments as requested by the City Garage.
5. \$399.78 to Interstate Automotive Company for necessary automotive repair parts as requested by the City Garage.
6. \$1,541.84 to Shepherd Machinery Company to overhaul a Caterpillar tractor (Unit #9216) engine, as requested by the City Garage.
7. \$559.68 to Los Angeles Electrical Sales for accessory equipment which permit the modifying of City floor cleaning equipment to be used for rug cleaning work, as requested by the Custodial Department.
8. \$2,165.58 to Motorola Communications and Electronics for two Motorola radios as required by the Police Department.
9. \$526.74 to Kirst Pump and Machine Works to repair a 2-stage Fairbanks Morse Pump (1½" size) as requested by the Water Department.
10. \$1,397.08 to West State Books, Inc. for 313 library books.
11. \$303.46 to Kurt L. Schwarz for library books.
12. \$356.34 to McGraw Hill Book Company for 35 library books.
13. \$2,008.37 to Associated of Los Angeles for miscellaneous electrical items required for replacement which includes 12 400-watt luminaires; 12 mercury lamp ballasts and 24 tamperproof light fixtures, as requested by the Department of Transportation.

14. City Council
January 14, 1975

14. \$33,688.00 to Centerline Products Company for an annual contract for street marking traffic paint - to be delivered "as requested", - by the Department of Transportation.
15. \$434.60 to Barnes & Delaney for two only large size tires 15x22.5 16-ply, as required for a street sweeper.
16. \$608.97 to Johnson Stationery Company for the purchase of 5 desks and 5 chairs which previously had been on a rental contract to the City.
17. \$570.49 to Victor Comptometer Corporation for the purchase of two calculators as required by the Finance Department.
18. \$663.03 to Savin Business Machines Corporation for the purchase of a specially equipped typewriter required for a new word processing system which will greatly speed up the producing of typewriter original copies of City correspondence and other forms as required by City business.

25. RELEASE OF SUBDIVISION BONDS - Tract No. 26102.
 Subdivider: Stan Wilson
 Bonding Company: The Aetna Casualty & Surety Company

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	33-S-20192	\$8,800
Payment		4,400
Inspection	33-S-20181	1,000

RECOMMENDATION OF CITY ENGINEER:
 That subject bonds be released.

26. RELEASE OF SUBDIVISION BONDS - Tract No. 31185.
 Subdivider: Don Wilson Builders
 Bonding Company: The Ohio Casualty Insurance Co.

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	1668743	\$14,100
Payment	1668744	7,050
Inspection	1668742	1,200

RECOMMENDATION OF CITY ENGINEER:
 That subject bonds be released.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #24, 25, and #26. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

ORAL COMMUNICATIONS:

27. City Manager Ferraro announced the appointment of Officer Phil Joseph to the TPOA Board of Directors, and noted that he will be the liaison with the Civil Service Commission and the City Council.

28. City Treasurer Rupert noted a recent change in State law which authorized the extension of investment authority to local government through a media called BANKERS ACCEPTANCE to selective cities in California, and Torrance happens to be one of those cities. It is necessary, however, per Mr. Rupert, that the City Council provide a Minute Order delegating that authority to the office of the City Treasurer.

Councilman Armstrong so MOVED; the motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

29. Councilwoman Geissert reported on a meeting attended by her and Deputy Attorney Freeman re: financing of off-shore drilling EIS, proposed presentations, with particular note of the meeting scheduled for January 27th and the hope for a format from each of the participating cities. Mayor Miller indicated that he would represent the Council on that date.

30. There was recognition of the press by Councilman Wilson by the way of an announcement that Mr. Bill Rempel, Los Angeles Times, is the outgoing president of the Southwest Press Association and that Ms. Roxanne Arnold has been elected to the Board of Directors of this organization.

31. The need for a new Sister City representative from the Council was noted by Mayor Miller who nominated Councilman Armstrong to so serve. The nomination was seconded by Councilman Wilson; there were no objections, and it was so ordered.

32. Mayor Miller requested input and evaluation regarding the forthcoming budget from a combined meeting with Chamber of Commerce representatives and a Council committee -- accordingly, the following ad hoc committee for this purpose was appointed by Mayor Miller: Councilmen Armstrong (chairman), Uerkwitz, and Wilson.

33. Councilman Uerkwitz requested permission to invite the Criminal Justice Board to meet in Torrance's Council Chambers -- there were no objections, it being the request of City Manager Ferraro that a letter so stating be provided.

34. Mr. Dick Rossburg introduced Chamber of Commerce members in attendance at this meeting -- Messrs. Warnock, Alter, and president-elect George Whittelsey.

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16.

City Council
January 14, 1975

At 10:35 P.M., Councilman Uerkwitz moved to recess for the purpose of an Executive Session to consider two matters: appointment to the South Bay Regional Diversion Project and litigation. These were proper subject matters, per City Attorney Remelmeyer. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

The Council returned at 11:40 P.M., and took the following action:

MOTION: Councilwoman Geissert moved to appoint JOYCE MAR to be the Torrance citizen representative on the South Bay Regional Diversion Project. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilmen Brewster, Surber absent).

MOTION: Councilman Armstrong moved to authorize the City Attorney to amend his legal proceedings regarding the title to the Torrance Beach property - or file new suits - to encompass the following: all property from the 10 ft. easement next to the Marlow lot on the north to the boundary line of the City of Palos Verdes Estates on the south; from Paseo de la Playa on the east to the mean high tide line of the Pacific Ocean on the west -- specifically, Lot 168 to 143, Tract 18379.

The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Brewster, Surber).

The meeting was regularly adjourned at 11:45 P.M.

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APPROVED:

Ken Miller

Mayor of the City of Torrance

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

Ava Cripe
Minute Secretary

17.

City Council
January 14, 1975