

I N D E X

City Council - February 11, 1975

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Adjourned at 9:05 P.M.

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Ava Cripe
Minute Secretary

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February 11, 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, February 11, 1975, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

The flag salute was given by Webeloe Pack No. 254.

4. INVOCATION:

Reverend Aubrey Johnson, Hope United Methodist Church, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Brewster moved to approve the minutes of January 14, 1975, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

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 (Councilman Uerkwitz absent).

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, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

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8. COUNCIL COMMITTEE MEETINGS:Public Works:

Met this date re: Civic Center Expansion - report will be forthcoming to the Council as a regular agenda item.

Ad Hoc Oil Committee:

Met last week; report forthcoming.

REAL PROPERTY:

9. RESOLUTION authorizing acquisition of certain property for public uses and purposes authorized by law.

RESOLUTION NO. 75-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE FINDING AND DETERMINING THAT THE PUBLIC INTEREST AND NECESSITY REQUIRE THE ACQUISITION BY THE CITY OF TORRANCE OF THE FEE SIMPLE TITLE IN AND TO CERTAIN REAL PROPERTY IN SAID CITY FOR ANY PUBLIC USES AND PURPOSES AUTHORIZED BY LAW AND FOR USE FOR AND IN CONNECTION WITH THE CONSTRUCTION OF A PARK, PLAYGROUND AND RECREATION FACILITIES; AND DIRECTING THE CITY ATTORNEY TO BRING AND PROSECUTE AN ACTION IN THE SUPERIOR COURT FOR THE CONDEMNATION THEREOF.

(HALSTEAD PROPERTY - Parcel 1)

Councilman Armstrong moved for the adoption of Resolution No. 75-24. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

FISCAL MATTERS:

10. REQUEST FOR REFUND OF OVERPAYMENT OF LICENSE FEE FROM REYNOLDS METALS COMPANY.

RECOMMENDATION OF FINANCE DIRECTOR/LICENSE SUPERVISOR:

That the City retain \$25.00 of the amount overpaid, and refund \$327.00 to the Reynolds Metal Company.

MOTION: Councilman Surber moved to concur with the above stated recommendation. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Uerkwitz absent).

PARK AND RECREATION:

11. RECOMMENDATION OF LANDSCAPE ARCHITECT SELECTION COMMITTEE REGARDING SELECTION OF LANDSCAPE ARCHITECT FOR THE DESIGN OF DELTHORNE PARK.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR/PARK SERVICES ADMINISTRATOR: That Staff be authorized to

negotiate a contract -- which will be returned to Council for approval -- with the landscape architect firm of Recreation Land Planners, Inc. for the design of Delthorne Park.

MOTION: Councilman Armstrong moved to concur with the above recommendation of the Park and Recreation Director and the Park Services Administrator. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz).

POLICE OPERATIONS:

12. ORDINANCE amending Code authorizing the Services Officers to impound and remove vehicles.

ORDINANCE NO. 2545

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF TORRANCE AMENDING SECTIONS
61.6.3 AND 61.6.9 OF THE TORRANCE
MUNICIPAL CODE AUTHORIZING THE SERVICES
OFFICERS TO IMPOUND AND REMOVE VEHICLES.

Councilman Wilson moved for the approval of Ordinance No. 2545 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

PERSONNEL MATTERS:

13. ORDINANCE re: Supplemental Memorandum of Understanding amending Memorandum of Understanding (TCEA) 75.5.1 (Adding Sr. Typist Clerk to Police Records Assignment).

ORDINANCE NO. 2546

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING PART VI OF
CHAPTER 7, DIVISION 1 OF THE TORRANCE
MUNICIPAL CODE TO EFFECT REVISIONS IN
CERTAIN HOURS, WAGES AND WORKING CONDITIONS.

Councilman Armstrong moved for the approval of Ordinance No. 2546 at its first reading. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

14. EXECUTIVE SESSION regarding labor relations.

Held later in the meeting -- See Page 11.

PLANNING AND ZONING MATTERS:15. POWERS, FUNDING AND GOVERNMENT ELEMENT OF CALIFORNIA COASTAL COMMISSION GENERAL PLAN.

RECOMMENDATION OF PLANNING DIRECTOR/DIRECTOR OF BUILDING AND SAFETY: That the City Council adopt the position outlined in communication of February 6, 1975, amended as desired, send as soon as possible to the South Coast Regional Commission, and instruct the Mayor or City Manager to represent the City at the hearing February 24, 1975.

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

There was discussion prior to roll call vote on the motion. Councilman Wilson commented that the position of Staff appears consistent with that of most of the cities, and added his opinion that there should be some form of a successor agency, and perhaps there should be a recommendation from the Coastal Staff that this agency would be regional in nature, with some elected representation, this being a modification of the original draft.

Councilman Surber stated his concerns relative to another structure of government -- the people voted to simply cut down the building along the coastlines; now it appears there is an attempt to expand these powers by way of setting up yet another board. In any event, per Mr. Surber, other agencies should not be created without a vote of the people.

A willingness to go along with the subject recommendations was indicated by Councilman Brewster -- however, he is not certain that they go far enough with respect to emphasis on the role/mission/powers and authority of this area; these recommendations are not strong enough. It was the added comment of Councilman Brewster that his concerns and objections are not to the objectives of the legislation or of the regional and state commissions working on this process, but are directed to the matter of where the regulation occurs -- an unincorporated coastline area is fine for a regional or state body, but where there is an incorporated coastline area, the regulation of that should remain with the local community. This was, and is, the basis of his opposition to Proposition 20, per Mr. Brewster.

It was pointed out by Councilwoman Geissert that the people favored Proposition 20 for the reason that many cities had preempted the right of the people to access to the coastal beach areas.

At the request of Mayor Miller, Councilman Wilson reviewed the overall activities of the Coastal Commission, based on his observance as a member of this group.

Councilman Armstrong's motion to concur with the Staff recommendation carried, with roll call vote as follows:

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AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Surber; Mayor Miller.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Wilson.
ABSENT: COUNCILMEMBERS: Uerkwitz.

PLANNING AND ZONING MATTERS:

16. ZC 74-9, TORRANCE UNIFIED SCHOOL DISTRICT (MADISON SCHOOL SITE): Change of zone from P-U to any and all zones on property located on the west side of Amie Avenue approximately 100 feet north of 176th Street. PLANNING COMMISSION RECOMMENDS APPROVAL TO RTH WITH AN OVERLAY ZONE OVER THE NORTHERLY 100 FEET AND THE WESTERLY 100 FEET TO C-1, PP ZONE.

Held for later in the meeting -- See Page 7.

APPEALS - OTHER THAN PLANNING:

17. FEES FOR HANDBILL DISTRIBUTION.

RECOMMENDATION OF FINANCE COMMITTEE:

That the present fee of \$11.00 per man per day with a maximum of \$44.00 per day and an annual maximum of \$2,000.00 be RETAINED.

Mayor Miller inquired if anyone wished to speak on this matter; there was no response.

MOTION: Councilwoman Geissert moved to concur with the recommendation of the Finance Committee. Her motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Uerkwitz absent).

ROUTINE MATTERS:

18. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED EXPENDITURES:

1. \$724.20 to Major Partitions to furnish and install an office partition in Park and Recreation Dept.
2. \$500.00 to Vargas Wrought Iron and Welding to furnish and install a security grillwork over the west and east windows of the El Retiro Library.
3. \$610.78 to Johnny Gillette Tire Company to provide necessary tire repair and recapping services as required by the Garage for City vehicles and trucks.

4. \$337.25 to Muncie Reclamation Company of Indiana for miscellaneous rebuilt parts required for City buses by the Garage Department.
 5. \$454.85 to Ingram Paper Company for the purchase of miscellaneous colors of bond paper to be used for a City printing job.
 6. \$412.13 to Zumar Industries for the purchase of 12 reflective school crossing signs and miscellaneous mounting hardware, as requested by the Department of Transportation.
 7. \$730.22 to Todd Pipe and Supply Company to purchase miscellaneous pipe and fitting required to replace the natural gas line at Walteria Park.
 8. \$858.09 to Norton Electric Wholesale Mart for the purchase of required replacement fluorescent and incandescent lamps as required by the Custodial Department.
 9. \$326.52 to Melfred Welding & Manufacturing Company for the purchase of repair parts for a pipe boring machine in the Water Department.
 10. \$1,166.00 to Vermont Lumber for 200 each 12 ft. wood posts (4"x4") "select lumber", to be used for traffic sign mounting posts.
 11. \$599.54 to Lewellen Press for the purchase of 20,000 copies of Police "Moving Citation" forms (4-Part) as requested by the Police Department.
 12. \$504.30 to Baker & Taylor for 62 adult books as requested by the Library Department.
 13. \$1,654.66 to Neptune Meter Company for the purchase of miscellaneous Neptune water meter repair parts.
 14. \$1,528.52 to Hersey Products Company for the purchase of miscellaneous Hersey water meter repair parts as requested by the Water Department.
 15. \$723.77 to Allied Industrial Distributors for the purchase of 24 dozen work gloves, as requested by the City Garage.
- B. REIMBURSABLE ITEMS:
16. \$963.75 to Park-Son, Inc. for the purchase of tapping sleeves and an 8" and 4" valve as required by the U.S. Steel and Ruth Berry Guest Home water services.
 17. \$535.30 to Hersey Products, Inc. for the purchase of a 2" Hersey MCT meter as requested by the Water Dept. for the Donald O'Ree's service.

18. \$10,347.72 to Bell & Howell Communications Company for the purchase of radios for surveillance involving narcotics under Federal Grant - "South Bay Information Network #74131".

19. REFUND OF FEES - Sequoia Pacific Company.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the City refund the building permit fee and construction tax on the two Sequoia Pacific Company buildings, retaining \$25 for each permit to cover the administrative costs to process the request through the City Council and the Building and Safety Department. The total amount to be refunded is \$4,601.05.

MOTION: Councilman Surber moved to concur with Staff recommendations on agenda items #18 and #19. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilman Uerkwitz absent).

The Council now returned to:

PLANNING AND ZONING HEARINGS:

16. ZC 74-9, TORRANCE UNIFIED SCHOOL DISTRICT (MADISON SCHOOL SITE).

An Affidavit of Publication was presented by Deputy City Clerk Moss, 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 presentations by Planning Director Shartle and Director of Park and Recreation Van Bellehem, comments from the audience were invited by the Mayor.

Mr. Bill Largent, 18832 Felbar, noted the preference of the residents in the area for P-U zoning, in view of the open space deficiency in this area -- their second choice would be R-1 zoning.

Representing the Torrance Unified School District, Dr. Barney Garen indicated concurrence with the Planning Commission recommendation.

Mr. Dick Rossberg, Torrance Area Chamber of Commerce, reaffirmed earlier comments regarding their lack of enthusiasm for the City buying property from the School District in that such property has already been purchased with the tax dollar in the first place. The Chamber is in agreement with the decision of the Planning Department that no change be made in the zoning from the present PU zone, per Mr. Rossberg.

The owner of the property at 4236 Artesia Boulevard (name unintelligible) recommended C-1 zoning of the subject area.

Mrs. Carrie Sussman, 3904 West 234th Place, pointed out the vital secondary functions performed by schools -- playground facilities, meeting places for people of the community, etc. -- and noted the need to fill the gap between the school that is being vacated and the other needs of the community which will be affected by the loss of this site.

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

Council discussion ensued. Councilman Armstrong stated that the present issue is whether or not the City will act to rezone the subject piece of property -- the "track record" on the Madison Site, in terms of use for recreation purposes, is simply not good. Mr. Armstrong noted that the site was not so designated in the Griffenhagen-Kroeger report nor in the "People for Parks" bond action.

It was deemed regrettable by Councilman Surber that there cannot be some kind of a leasing arrangement between the School District and the City for this property -- the trend could reverse within the next twenty years, and there could again be a need for schools. Mr. Surber acknowledged the merits of this property for park use -- however, there is the insurmountable problem of money and purchase of the land by the City is impossible.

Councilman Wilson indicated disagreement with the recommendation of the Planning Commission -- in his opinion, RTH is not the proper zoning; it definitely should be R-1 zoning.

Concern regarding the future fate of Perry School was expressed by Councilwoman Geissert -- were that school closed, there would be a very substantial area of Torrance minus any open space. Of further concern to Mrs. Geissert is the absence of any meaningful input as to which school sites are slated to be closed.

Mayor Miller stated that there is no question that the zoning must be other than P-U -- he, for one, cannot support the purchase of the property by the City for park purposes, in view of the 6½ acres involved at this site against the 50 acres which will be developed as Columbia Park in this general location. The Mayor also delineated Council activities in recent years which confirmed the fact that it is an "open space-minded" Council.

The subject property, in Mayor Miller's opinion, is a piece of property surrounded on two sides by commercial property, with R-1 on the other sides, and the Planning Commission's recommendation makes sense. The Mayor likewise elaborated on the merits of condominium ownership, noting that the numbers of people tend to equalize out when compared to R-1 development. The P-1 overlay was also favored by Mayor Miller.

MOTION: Mayor Miller moved to approve ZC 74-9 for a change of zone from P-U to RTH with a P-1 overlay over the northerly 100 feet and the westerly 100 feet. The motion was seconded by Councilman Armstrong.

It was the comment of Councilman Wilson that the subject area is a most difficult one in that it is a pocket for traffic, etc. -- RTH zoning, in Dr. Wilson's opinion, would represent too many additional cars, as opposed to the fewer cars which would result with R-1 zoning.

A SUBSTITUTE MOTION was offered by Councilman Wilson: That Council approve a change of zone from P-U to R-1 PD, with a P-1 overlay over the northerly 100 feet and the westerly 100 feet. The substitute motion was seconded by Councilman Surber.

Councilman Brewster commented on the often alluded to feeling that the public is paying twice for the same property -- such is not the case in that it is merely an exchange of assets; the balance sheet of both agencies would remain unchanged. The problem is, per Mr. Brewster, that the City does not have the cash to exchange for the land, no matter how badly wanted or needed -- and, as confirmed by the City Attorney, the City cannot continue to reserve such land without paying for it in some fashion. Hence, the necessary zone change, and, to Councilman Brewster, R-1 is the most appropriate, with the P-1 or C-1 PP overlay on the 100 ft. strips.

Continuing, Councilman Brewster suggested that if the City is facing some kind of long range problems with the conversion and alternate use of public land held by different public agencies, that a third agency be set up, such agency to be a public lands trust. All public lands could be transferred to this trust; it would be managed by a Board of Trustees; it would own, develop and purchase lands for the public use -- as needs and uses change, the Board of Trustees could convert or alternate the uses of public holdings, per Mr. Brewster.

Councilman Armstrong indicated that his support of the RTH motion is based on the flexibility available under RTH and this is more suitable than rearing R-1 back lots up to Artesia Boulevard and commercial development.

Roll call vote on the substitute motion, which carried, was as follows:

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

Councilwoman Geissert stated that she would have preferred P-U zoning so that the City could reopen negotiations with the School District and acquire at least part of the property for a neighborhood park.

A communication from Councilman Uerkwitz indicating his desire for R-1 zoning in this matter was noted.

Planning Director Shartle pointed out the need to appropriately amend the General Plan, and to return to Council with such revisions.

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The hour being 8:35 P.M., Councilman Armstrong moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Uerkwitz absent). The Council returned to its agenda at 8:40 P.M.

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ORAL COMMUNICATIONS:

20. Councilman Armstrong requested an updated report on the status of Madrona Marsh -- the Wildlife Inventory, the appointment of a strategy committee for acquisition techniques, Congressman Anderson's legislation, etc.

21. A further status report on the rehabilitation of the Police Station and jail facilities was requested by Councilman Armstrong.

22. Councilman Wilson referred to the proposed Soccer Hall of Fame and the need for a Council Committee to work with Staff and the Junior Chamber of Commerce -- Dr. Wilson thereupon MOVED that such a Committee be established. The motion was seconded by Councilman Surber; there were no objections, and it was so ordered. Mayor Miller thereupon appointed Councilmen Armstrong, Wilson, and himself to so serve.

23. Mayor Miller reported on his attendance at the meeting re: off-shore oil drilling on February 7th.

24. Director of Transportation Horkay announced that Phase I of the Corridor Study will be the subject of a public hearing on Wednesday, February 19th, at 7:30 P.M. in the Torrance Council Chambers.

25. Officer Phil Joseph, TPOA, advised that, after checking with all appropriate sources, retired Police personnel are not in the TPOA bargaining unit, and it is, therefore illegal for TPOA to represent retired members of the Police Department.

Mayor Miller requested that Mr. Joseph Miles be so informed.

It was noted that reports are forthcoming from both the City Attorney and the Assistant to the City Manager regarding this matter as to legal implications and financial obligations.

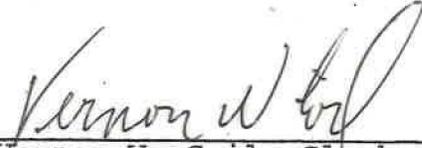
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RE: ITEM #14:

At 8:50 P.M., Councilman Wilson moved to recess for the purpose of an Executive Session regarding labor relations (this being a proper subject matter, per City Attorney Remelmeyer). The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz).

The meeting was regularly adjourned at 9:05 P.M.

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

APPROVED:



Mayor of the City of Torrance