

I N D E XCity Council - May 6, 1975

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Adjourned at 10:30 p.m.

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May 6, 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, May 6, 1975, at 5:30 p.m. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilwoman Geissert; Councilmen Armstrong, Brewster, Surber, Uerkwitz, Wilson and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

Girl Scout Troop 1066, Mrs. Brown, Leader, led in the salute to the flag.

4. INVOCATION:

The invocation was provided by Monsignor J. Augustine O'Gorman, St. James Catholic Church, preceded by a moment of silence in honor of the late John H. Stroh, former Police Chief of the City of Torrance.

Taken out of order at this time:

23. PRESENTATION OF POLICE DEPARTMENT BADGE AND IDENTIFICATION CARD to Father John Beattie, sworn in as the Torrance Police Department Chaplain on April 10, 1975.

Mayor Miller provided background information and highlights from the dedicated career of Father Beattie and his interest and contribution to the Torrance Police Department. The Mayor then presented Father Beattie with an official police badge and identification card for the City of Torrance Police Department, followed by comments of praise for Father Beattie's work from Police Officer Ray Silagy.

Grateful acceptance was expressed by Father Beattie.

1.

City Council  
May 6, 1975

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved to approve the minutes of April 8, 1975, as recorded. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

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 Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion, seconded by Councilman Uerkwitz, carried unanimously by roll call vote.

8. COUNCIL COMMITTEE MEETINGS:

Ad Hoc Committee on Preliminary Coastal Plan -- report included in agenda item #34, per Councilman Wilson.

Legislative Liaison Committee -- report on SB 275 included in agenda item #15, per Councilman Armstrong.

Council Finance Committee -- report on quarterly budget review included in agenda item #19, per Councilwoman Geissert.

Transportation Committee -- report included in agenda item #17, per Councilman Surber.

PROCLAMATIONS:

9. ABWA Scholarship Month.
10. Medical Assistants Week.
11. Be Kind to Animals Week.
12. Healthy Baby Week.
13. RSVP South Bay Day.
14. First Class Girl Scout Day.

So proclaimed by Mayor Miller.

The following items were also included by Mayor Miller at this time:

FOR INFORMATION ONLY:

- A. Proclamation - National Transportation Week.
- B. Proclamation - Respect for Law Week.
- C. Proclamation - Better Hearing and Speech Month.
- D. Proclamation - National Fire Service Recognition Day, Saturday, May 10, 1975.

So proclaimed by Mayor Miller.

LEGISLATIVE MATTERS:15. LEGISLATIVE LIAISON COMMITTEE REPORT on Senate Bill 275.

The subject Committee report dated May 5, 1975, a matter of record, was presented by Councilman Armstrong, followed by a review of SB 275 in its present state.

Police Officer Phillip Joseph expressed concerns regarding certain current wording in the Bill, particularly as it pertains to Article 10, Miscellaneous, Section 35.45, and the possible infringement this would represent as to Civil Service and City Charter protection. Legislative Advocate Rupert noted his understanding that an amendment deleting this portion of the Bill is under way.

Representing TPOA, was Dennis Frandsen, who concurred with Officer Joseph's above noted objections.

Mrs. Barbara Honeycutt, 4213 Scott Street, Southwood Homeowners Association, voiced her personal opinions on the subject Bill in the area of concerns surrounding funding; desirability of a non-elected Public Relations Board prevailing over local law; etc. It was clarified by Legislative Advocate Rupert that the massive funding problem, as alluded to by Mrs. Honeycutt, is no longer valid in the present amended form of the Bill

Representing the Torrance Area Chamber of Commerce, was Mr. John Alter, who noted their opposition to Senate Bill 275, and recommended that the City Council not support same.

It was the general consensus of the Council that, in light of the above presented interpretations, etc., the matter should be returned to Committee for further review. It was Councilman Uerkwitz' desire to bring feedback to the Committee from the South Bay Councilmen's Association -- the following action was then taken:

MOTION: Councilman Armstrong moved to refer the matter of Senate Bill 275 back to the Legislative Liaison Committee. His motion, seconded by Councilman Uerkwitz, carried unanimously by roll call vote.

REAL PROPERTY:

16. VACATION OF DRAINAGE EASEMENTS B/W 187th & 188th Sts. -  
Tract 16099.

RECOMMENDATION OF CITY ENGINEER:

1. That the City Council initiate the subject vacation and waive the fee; and
2. That the City Council approve and adopt the subject resolution summarily vacating the subject easements.

RESOLUTION NO. 75-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF TORRANCE ORDERING THE VACATION OF CERTAIN  
NON-USED DRAINAGE EASEMENTS IN TRACT NO. 16099.

MOTION: Councilman Wilson moved for the adoption of Resolution No. 75-78, and to concur with the City Engineer's recommendation. His motion was seconded by Councilman Uerkwitz, and roll call vote proved unanimously favorable.

TRANSPORTATION MATTERS:

17. TRANSPORTATION COMMITTEE REPORT regarding Torrance Transit System - expanded service.

Councilman Surber presented the May 6th Transportation Committee report, a matter of record, noting the following RECOMMENDATIONS:

1. That staff be instructed to make every effort to obtain the maximum funds from all available sources and further that no additional expenditure be made from the General Fund.
2. That Council reaffirm its policy to retain the Torrance Transit System but allow staff to enter into informal discussions with SCRTD regarding their offer to purchase.

A comprehensive Staff presentation followed, provided by Director of Transportation Horkay -- the following motion was then offered:

MOTION: Councilman Uerkwitz moved to support the above Committee recommendation. His motion was seconded by Councilman Surber.

Prior to roll call vote on the motion, Council discussion ensued encompassing possible exchange of route negotiations with SCRTD; the need for adequate data to establish appropriate routes and schedules; etc. It was Councilman Brewster's opinion that, rather than proposing that the City of Torrance attempt to expand its activities to become a regional operator, a local mini-bus circulation system might be, rather, considered through this city to connect with an inter-city or inter-regional system. Serious consideration should be given to the kind of system desired in the City of Torrance; its long range objectives; and how it can best serve the citizens of this City, per Mr. Brewster.

It was Councilman Brewster's suggestion that the Committee's recommendation #2, as above stated, might be reworded as follows:

2. "That the Council, in the spirit of always seeking better solutions, allow Staff to enter into an exploratory analysis with the SCRTD regarding all aspects of a possible merger of the two properties without any commitment by either party."

Councilman Uerkwitz accepted the above wording for recommendation #2, as an AMENDMENT to his original motion, as did Councilman Surber, who seconded the motion. The AMENDED MOTION then carried unanimously by roll call vote.

Taken out of order:

BUILDINGS, STRUCTURES & SIGNS:

51. PETITION TO MAINTAIN SINGLE FAMILY USE on 22200 block of Redbeam Avenue.

Councilman Brewster pointed out that it would have been helpful if a <sup>map had</sup> accompanied the material on this, and other similar, agenda items.

Building and Safety Director McKinnon provided a Staff report on this matter, noting the feeling of citizens in the subject area that there is a misuse of the family unit definition surrounding the rental of rooms to unrelated individuals.

Mayor Miller invited audience comments. First to speak was Mrs. Virginia Costantino, 22219 Redbeam, who described the problem involving one owner of some eight pieces of property in that neighborhood and the rental of bedrooms in these units, thus imposing a hardship on this area which was intended for single family living.

Mrs. Judy Markwell, 22225 Redbeam, expressed appreciation for Council consideration of this matter.

Following brief Council review of the alternatives available and possible ramifications involved in certain Code change considerations, action was taken as shown below:

MOTION: Councilman Uerkwitz moved to refer this item to Staff and the Planning Commission to investigate possible Code changes, to be returned to the City Council within 30 days. His motion, seconded by Councilman Armstrong, carried unanimously by roll call vote.

Returned to:

TRANSPORTATION MATTERS:

18. RESOLUTION and agreement authorizing a park-and-ride service from Torrance Drive-In Theatre to downtown Los Angeles.

RESOLUTION NO. 75-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BETWEEN THE CITY OF TORRANCE AND THE SOUTHERN CALIFORNIA RAPID TRANSIT DISTRICT TO PROVIDE A PARK-AND-RIDE SERVICE TO DOWNTOWN LOS ANGELES FROM THE TORRANCE DRIVE-IN THEATRE

MOTION: Councilman Uerkwitz moved adoption of Resolution No. 75-79. His motion was seconded by Councilman Armstrong.

Prior to roll call vote, Director of Transportation Horkay provided brief background information on this item, noting the request of the Department of Transportation that walk-ins be prohibited; the recommendation of the Traffic Commission that there be appropriate remuneration for any special traffic control services required at the site; and the further recommendation of the Department that the routes be subject to Departmental approval. Mr. Horkay recommended that special consideration of residents living within walking distance of the theatre, in order not to preclude them from the park-and-ride activity, be handled administratively -- Council agreement was indicated.

Mr. C. J. Holzer, representing SCRTD, 1060 South Broadway, Los Angeles, directed his remarks to the problems which could attend the exclusion of walk-ins, as requested -- he also related their suggestion for handling of possible traffic control problems by way of use of a special agent to be deputized by the City of Torrance. Mr. Holzer requested that the contract, minus modification, be executed, and a testing period of 20-22 working days be instituted, with monitoring to be effected by the SCRTD and subsequent correction measures undertaken by them.

It was the suggestion of Mayor Miller that the above subject Resolution be adopted with the stipulation that it be subject to administrative review and negotiations.

Opposition to the park-and-ride proposal, as presented, was expressed by Mr. Harlan Williams, 1110 Eriel Avenue, a bus driver for the City of Torrance. Mr. Williams pointed out services offered by the City of Torrance lines at this time, which would be precluded by the park-and-ride service:

Roll call vote on Councilman Uerkwitz' motion to adopt the subject Resolution, proved unanimously favorable. It was noted that the agreement is to come back to the City Council.

FISCAL MATTERS:

19. REPORT AND RECOMMENDATION OF THE COUNCIL FINANCE COMMITTEE of the Quarterly Budget Review.

Councilwoman Geissert presented the subject Committee report; added oral comments relative to revenue schedules were provided by Finance Director Dundore; and the following Committee recommendation noted:

1. The purpose of the quarterly review is to establish a means for staff to inform the Finance Committee and interested public of the financial status of the City at the close of each quarter.
2. Time and place of meetings are to be announced by the Chairperson of the Finance Committee at a regular Council meeting.
3. Interested civic organizations, groups, and individuals are to be given written invitations to attend.
4. Meetings are to take place during the third week following the close of the first three budget quarters (October, January, and April). There will be no review in July.
5. Following a staff presentation, there should be a discussion period with the participation of citizens and civic groups limited to questions related to the presentation and fiscal status of the City.
6. The Committee shall report to the Council as a whole at a subsequent Council meeting with the report to include recommendations for budget adjustments, if required.
7. Opportunity for further input from the public relative to the City's budget status and financial position will be provided for at the time the Finance Committee report appears on the Council agenda.

MOTION: Councilwoman Geissert moved that the report of the Finance Committee concerning quarterly budget review be adopted. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

PARK AND RECREATION:

20. RESOLUTION approving the application for land and water conservation funds - Charles H. Wilson project.

RESOLUTION NO. 75-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE APPROVING THE APPLICATION FOR LAND AND  
WATER CONSERVATION FUNDS  
CHARLES H. WILSON PARK PROJECT

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 75-80. His motion was seconded by Councilwoman Geissert, and carried unanimously by roll call vote.

21. RESOLUTION authorizing and directing the Mayor and City Clerk to execute and attest an agreement amending a corporation grant deed of gift from CBS Inc. for Columbia Park.

RESOLUTION NO. 75-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT AMENDING A CORPORATION GRANT DEED OF GIFT FROM CBS INC. FOR COLUMBIA PARK

MOTION: Councilman Wilson moved for the adoption of Resolution No. 75-81. His motion, seconded by Councilman Armstrong, carried by the following roll call vote:

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

POLICE OPERATIONS:

22. RESOLUTION authorizing submission and committing necessary local matching funds with Advanced Police Planning (APPLAUDS) grant application.

RESOLUTION NO. 75-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROPRIATING FUNDS TO IMPLEMENT THE FIRST YEAR OF THE "APPLAUDS" ADVANCED POLICE PLANNING GRANT PROJECT.

MOTION: Councilman Uerkwitz moved for the adoption of Resolution No. 75-82. His motion was seconded by Councilman Armstrong.

Prior to roll call vote, Lieutenant Jim Papst provided background and analysis on the subject request, including personnel impact and funding provisions. Lt. Papst requested Council consideration of approval of committing the necessary matching funds for the grant program at this time.

Sergeant Dennis Frandsen, TPOA, reiterated comments contained in his correspondence, of record, dated May 1, 1975, expressing opposition to the requested grant because, in his opinion, the priorities are "out of line" -- attention should, rather, be directed to the present crime rate and making the policeman's job on the street somewhat easier, per Sgt. Frandsen.

Further clarification of the APPLAUDS program was provided by Councilman Uerkwitz, who noted that because of the extremely successful short-term planning project which has been in effect in the City of Torrance, this City is now being offered an opportunity to expand that program further.

Some concern was expressed by Councilwoman Geissert as to possible "building in" of employees and department expansion.

Roll call vote on Councilman Uerkwitz' motion for adoption of Resolution 75-82, proved favorable, as shown below:

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

23. Heard earlier in the meeting -- see Page 1.

24. REGIONAL THEFT PREVENTION PROJECT.

RECOMMENDATION OF CHIEF OF POLICE:

That the City Council authorize the City Manager and the City Attorney to enter into an agreement with the City of Inglewood to effectuate the augmentation of the Regional Theft Prevention Project.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Chief of Police. His motion, seconded by Councilman Armstrong, carried as shown below:

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

PERSONNEL MATTERS:

25. PROPOSED AMENDMENT TO CITY CODE regarding Provisional Appointments and Temporary Positions.

RECOMMENDATION OF CITY MANAGER:

That the matter be discussed in Executive Session and referred to management for meeting and conferring.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the City Manager. His motion was seconded by Mayor Miller and roll call vote proved unanimously favorable.

Councilman Brewster noted the need for a precise summary concisely pointing out proposed changes in such agenda items in the future. His comments were noted by Staff.

26. EXECUTIVE SESSION regarding hours, wages and working conditions.

See Page 20.

COMMUNITY AFFAIRS:

27. RESOLUTION honoring Lieutenant General Kenneth W. Schultz, United States Air Force, as Honorary Grand Marshal for Armed Forces Day Parade.

RESOLUTION NO. 75-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS APPRECIATION TO LIEUTENANT GENERAL KENNETH W. SCHULTZ, COMMANDER, SPACE AND MISSILE SYSTEMS ORGANIZATION, AT LOS ANGELES AIR FORCE STATION, FOR SERVING AS HONORARY GRAND MARSHAL OF THE SIXTEENTH ANNUAL ARMED FORCES DAY CELEBRATION.

MOTION: Councilman Surber moved to adopt Resolution No. 75-77. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

28. RESOLUTION honoring Dr. David S. Potter, Undersecretary of the Navy, as Grand Marshal for Armed Forces Day Parade.

RESOLUTION NO. 75-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS APPRECIATION TO THE HONORABLE DOCTOR DAVID S. POTTER, UNDERSECRETARY OF THE UNITED STATES NAVY, FOR SERVING AS GRAND MARSHAL OF THE SIXTEENTH ANNUAL ARMED FORCES DAY CELEBRATION.

MOTION: Councilman Uerkwitz moved for the adoption of Resolution No. 75-76. The motion, seconded by Councilman Armstrong, carried unanimously by roll call vote.

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At 8:05 p.m., Councilman Wilson moved to recess as the City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. The Council returned to its agenda at 8:06 p.m.

\* \* \*

At 8:06 p.m., Councilman Armstrong moved to recess for the purpose of an Executive Session regarding Columbia Park litigation, as requested by City Attorney Remelmeyer. Mr. Remelmeyer confirmed that this is a proper subject matter for an Executive Session. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

The Council returned at 8:30 p.m. to the following agenda item.

\* \* \*

ENVIRONMENTAL MATTERS:

29. RESOLUTION and Contract for an Environmental Impact Report on Tentative Tract No. 32549 comprising a sub-division of 27.34 acres at Crenshaw and 235th.

RESOLUTION NO. 75-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT DATED MAY 7, 1975, BETWEEN THE CITY OF TORRANCE AND ENVISTA, INC., CONSULTANTS FOR THE EVALUATION AND PREPARATION OF ENVIRONMENTAL IMPACT REPORTS.

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 75-83. His motion, seconded by Councilman Surber, carried unanimously by roll call vote.

At the request of Councilman Uerkwitz, Planning Associate Danielson provided Staff clarification regarding time constraints involved in preparation of Environmental Impact Reports; staffing considerations within the City; available expertise; etc., noting factors leading to the need, at this time, for the contracting of certain EIR's, along with in-house work on others.

The procedural handling of these matters -- letting a backlog develop, contributing to delay in developments, etc. -- was of concern to Councilwoman Geissert, who requested that this entire procedure be reviewed and a report submitted to the Council as to a more orderly manner of handling the preparation of Environmental Impact Reports.

30. RESOLUTION and Contract for an Environmental Impact Report on Zone Change 75-2, Higgins Brick and Tile Company.

RESOLUTION NO. 75-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN AGREEMENT DATED MAY 7, 1975, BETWEEN THE CITY OF TORRANCE AND ENVIRONMENTAL IMPACT PROFILES, CONSULTANTS FOR THE EVALUATION AND PREPARATION OF ENVIRONMENTAL IMPACT REPORTS.

MOTION: Councilman Surber moved for the adoption of Resolution No. 75-84; seconded by Councilman Armstrong, and unanimously carried by roll call vote.

31. ORDINANCE amending Section 13.14.6 of the Torrance Municipal Code relating to the powers and duties of the Oil Board.

ORDINANCE NO. 2552

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 13.14.6 OF THE TORRANCE MUNICIPAL CODE RELATING TO THE POWERS AND DUTIES OF THE OIL BOARD

MOTION: Councilman Uerkwitz moved for the approval of Ordinance No. 2552, at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

Councilman Brewster requested that attention be directed, in future preparation of agenda material, to delineating the specific portion of an ordinance being amended, as an aid to Council review.

32. GREAT LAKES PROPERTIES WATER FLOOD PROJECT Environmental Impact Report.

RECOMMENDATION of Planning Director:

That the City accept Great Lakes Carbon Corporation's offer as contained in their letter of April 28, 1975. In pursuing this recommendation, we have received proposals from six environmental consultants, and based on the format of their presentations, the time constraints and the cost elements involved, we recommend that California Environmental Impact Reports (Bill Steinberg and Associates) be selected as a consultant to do the environmental impact report for the Airport Master Plan.

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

SECOND READING ORDINANCE:

33. ORDINANCE NO. 2551.

ORDINANCE NO. 2551

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

MOTION: Councilman Wilson moved for the adoption of Ordinance 2551, at its second, and final, reading. His motion was seconded by Councilman Armstrong, and carried unanimously by roll call vote.

PLANNING & ZONING MATTERS:

34. RECOMMENDATION OF THE AD HOC COMMITTEE OF THE CITY COUNCIL regarding the Preliminary Coastal Plan.

Councilman Wilson reviewed the above subject Ad Hoc Committee report, and noted the following recommendation: That the position statements as outlined in the Committee report be adopted. These positions and recommendations should be forwarded to the South Coast Regional Commission for their hearing on May 7, 1975. A representative of the City should be instructed to represent the City at the hearing.

MOTION: Councilman Wilson moved to concur with the Ad Hoc Committee's recommendation. His motion was seconded by Councilman Surber.

Prior to roll call vote, Councilman Uerkwitz, a member of the Committee, stated his personal opinion, for the record, noting his

concurrence with the Committee report; however, his personal preference would be to take the plan, implement and administer it by the local agency with appeal to the legislature -- further, the Commission should expire as per its close-out date, per Mr. Uerkwitz.

Councilman Brewster voiced concern about too many bodies, too many functions, too many dollars, too much planning and too much red tape; therefore, his intention to vote against the recommendation.

It was the request of Mr. Henry Nowicki that "editorializing" with regard to seismicity be deleted from Item #3 of the Committee report. Agreement was indicated by Councilman Wilson, who then AMENDED HIS MOTION to include only the first paragraph of Item #3. The amendment was accepted by Councilman Surber, who had seconded the motion -- agreement was indicated by Councilwoman Geissert, member of the Committee.

ROLL CALL VOTE on the amended motion proved favorable, as shown:  
 AYES: COUNCILMEMBERS: Armstrong, Geissert, Surber,  
 Uerkwitz, Wilson and Mayor Miller  
 NOES: COUNCILMEMBERS: Brewster

Mayor Miller requested that Councilwoman Geissert represent the Council at the Coastal Commission hearing of May 7, 1975, and present the written report.

35. ORDINANCE reclassifying property described in ZC 74-16, DON WILSON BUILDERS, Change of zone from C-3, PP to R-3, PP on property located on the southwest corner of Beryl Street and 190th Street.

ORDINANCE NO. 2553

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 SOUTHWEST CORNER OF BERYL STREET AND 190TH STREET, AND DESCRIBED IN ZONE CHANGE 74-16  
 (Don Wilson Builders)  
 (EA 74-142)

MOTION: Councilman Armstrong moved for the approval of Ordinance No. 2553, at its first reading. His motion was seconded by Councilman Wilson, and carried as follows:

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

\* \* \*

PLANNING & ZONING HEARINGS:

Considered together:

36. ZC 74-15, AMREL REALTY CORPORATION: Change of zone from C-2 to R-3, PD on property located on the east side of Ocean Avenue approximately midway between 226th Street and 230th Street. Planning Commission Recommends Denial Without Prejudice.
37. CUP 74-49, AMREL REALTY CORPORATION: Appeal of Planning Commission action on a Conditional Use Permit to allow the construction of a 63-unit condominium development on property located on the east side of Ocean Avenue approximately midway between 226th Street and 230th Street. Denied by the Planning Commission
38. TT 29773, AMREL REALTY CORPORATION: Appeal of Planning Commission action on a one-lot subdivision for condominium purposes on property located on the east side of Ocean Avenue approximately midway between 226th Street and 230th Street. Denied by the Planning Commission.

An Affidavit of Publication on Items #36, #37 and #38 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 above subject public hearings. Staff presentation was made by Planning Director Shartle, who noted the Planning Department's concurrence with the Planning Commission's recommendation for denial of zoning to R-3, and their recommended zoning to R-TH, thus limiting the density to 12-15 units per acre. Inasmuch as the plan presented in connection with the subject Tentative Tract and Conditional Use Permit would not fit R-TH zoning, it was further recommended by Mr. Shartle that those items be denied, the property be zoned R-TH, and then the applicant be requested to submit a development that would fit that zoning.

Mr. Ralph Arceri, President of Amrel Realty, home address 2866 230th Street, provided a detailed presentation, substantially as presented before the Planning Commission at their consideration of these matters, said material a matter of written record.

Next to speak was Mr. Reinhard Lesser, architect for the project, who described the site plan, noting particularly the large amount of recreational area provided; usable open space; design amenities, such as subterranean garages, etc., which are all economically feasible by way of the proposed design for 22 families per acre, rather than the much less density recommended by the City. Redesign to accommodate fewer units, would call for 3- and 4-bedroom apartments, which would result in more people in the area, per Mr. Lesser.

Present to represent the Southwood Riviera Homeowners Association was its president, Mr. Bob Sussman, who spoke in opposition to more apartments or high density condominiums in the subject neighborhood because of the already existing traffic and pollution problems.

Mr. Sussman would recommend single family homes or low density condominiums, and also referenced the precedent which has been set by earlier Planning Commission/City Council denial of R-3 zoning for an adjacent parcel -- denial of the subject request would be consistent with this previous action, per Mr. Sussman.

Mr. Sol Silverstein, 6711 North Drake Avenue, Lincolnwood, Illinois, advised that his family has owned this property since 1961, and provided information relative to the status of the parcel during the intervening years -- problems in establishing definitive boundaries on the property; issuance, in 1969, of a Conditional Use Permit to allow construction of 178 apartments (not built because of status of the economy); and, finally, their understanding that this parcel could be developed R-3, because of absence of Hawthorne Boulevard access.

There being no one else in the audience who wished to speak, Councilman Uerkwitz moved to close the hearings; seconded by Councilman Armstrong, and unanimously carried by roll call vote.

Councilman Uerkwitz voiced his concurrence with previous City Council action in recommending 8.1 density in development of the adjacent property to the south of the subject parcel -- the following motion was then offered:

MOTION: Councilman Uerkwitz moved to concur in the DENIAL of ZC 74-15, and requested that it be forwarded for R-TH hearings. His motion was seconded by Councilwoman Geissert.

An extensive discussion developed prior to roll call vote, it being the comment of Councilman Armstrong that a pattern would seem to have been established on the property to the south -- he would, therefore, support the above motion for denial.

Councilwoman Geissert called attention to the fact that the subject land was designated as low/medium density in the Land Use Element of the General Plan. Of major concern, per Mrs. Geissert, is the nature of traffic circulation in the area, as well as excessive traffic.

Councilman Brewster deemed this a transitional type of residential property, and would favor a uniform pattern of development; with the parcel to the south having been recommended for the 8.1 units per acre, it would seem appropriate to Mr. Brewster that the area be completed with a continuation of the R-TH pattern.

The need for consistency was noted by Mayor Miller, the pattern having been set and everybody put on notice in the immediate area by recent action on the property to the south. A major consideration in attempting to develop the City with a balanced approach is population density, per Mayor Miller.

Roll call vote on Councilman Uerkwitz' above motion for denial, proved unanimously favorable (yes being for denial).

Re Items #37 and #38:

MOTION: Councilman Surber moved to concur with the Planning Commission for DENIAL of CUP 74-49 and TT 29773. His motion was seconded by Councilman Wilson, and roll call vote proved unanimously favorable (yes being for denial).

APPEALS - OTHER THAN PLANNING:

39. APPEAL FOR POLE SIGN FOR WHITTLESEY MOTORS. Recommendation of Environmental Quality Commission for denial.

Staff presentation was provided by Building and Safety Director McKinnon, who noted that the point of consideration at this time is two pole signs on one piece of property, per layout presented.

Mr. George Whittlesey was present to request favorable Council consideration.

During the ensuing discussion, it was noted by Mayor Miller that the Pacific Coast Highway frontage of this property is extensive (460 feet), and, in his opinion, two pole signs would not be offensive in this case.

It was Councilman Brewster's opinion that this matter might be handled by placing one sign on the roof; therefore, one pole sign and one roof sign on a single piece of property would not require special permission. Building and Safety Director McKinnon will check the ordinance in this regard.

MOTION: Councilman Armstrong moved to concur with the request of the proponent. His motion was seconded by Councilman Surber, and roll call vote proved unanimously favorable with the exception of an Abstention by Councilman Brewster, pending clarification of whether or not this can be accomplished by way of a roof sign.

MANPOWER:

40. RESOLUTION authorizing Council to approve contract modification with the Torrance Unified School District.

RESOLUTION NO. 75-85

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AMENDMENT TO SUBGRANT FOR THE OPERATION OF COMPREHENSIVE EMPLOYMENT AND TRAINING ACT (CETA) PROGRAMS BETWEEN THE CITY OF TORRANCE AND THE TORRANCE UNIFIED SCHOOL DISTRICT

MOTION: Councilman Wilson moved for the adoption of Resolution No. 75-85. His motion, seconded by Councilwoman Geissert, carried unanimously by roll call vote.

- 41. RESOLUTION authorizing the City to enter into a contract under Title I of the Comprehensive Employment and Training Act for On-The-Job Training Program with Discount Auto Parts, Inc.

RESOLUTION NO. 75-86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN CONTRACT BETWEEN THE CITY OF TORRANCE AND DISCOUNT AUTO PARTS, INC.

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 75-86. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

- 42. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

- 1. \$339.18 to Sears, Torrance for two (2) each three wheel bicycles requested by the Department of Transportation for use at the City Airport. (As revised by Finance Director at the meeting).
- 2. \$338.17 to West-State Books for 54 library books.
- 3. \$339.50 to Little, Brown and Company Publishers for 204 Greenaway Plan 1975.
- 4. \$300.13 to Golden Records for 143 juvenile records.
- 5. \$365.00 to American Bronze Crafts Inc. for the furnishing and installation of a "dedication" bronze plaque as requested by Fire Dept. for new Fire Station #3.
- 6. \$671.61 to Pacific Alloy Casting Company for 24 street sweeper "dirt shoe" replacements as requested by the City Garage.
- 7. \$1,063.86 to Johnny Gillette Company for miscellaneous tire repair and recapping service as requested by the City Garage.
- 8. \$564.52 to Los Angeles Door Repair Corp. for necessary overhead door repair service as requested by the Fire Dept. for Station #5.
- 9. \$328.60 to Western Highway Products for 500 temporary "No Parking" cardboard signs as requested by Dept. of Transportation.

10. \$404.28 to Zumar Industry for 106 traffic control signs as requested by the Dept. of Transportation.
11. \$1,000.00 to Superintendent of Documents, Government Printing Office to Deposit Account #64320 for library books.
12. \$810.00 to Standard and Poor's Corporation for renewal subscriptions.
13. \$1,963.33 to Library Associates for 291 adult library books.
14. \$369.68 to R&R Pallet for 25 each 10 foot barricades requested by the Dept. of Transportation.
15. \$585.65 to Ecolite Division, J. E. Ryan Co. for sawhorse type barricades with flasher requested by the Dept. of Transportation as replacements.

B. REIMBURSABLE ITEMS:

16. \$459.48 to Park-Son Inc. for two (2) six inch pipe valves and one (1) only eight inch sleeve requested by the Water Dept. for installation at Marie Callender Pie Shop. Payment has already been received.

43. AWARD OF CONTRACT - Sanitary Sewer in 232nd St. W/O Cabrillo Ave. (B75-13). Job No. 75172.

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Parker-Smith Construction Co. and all other bids be rejected

44. RELEASE OF CASH DEPOSIT - Tract No. 32386.

RECOMMENDATION OF CITY ENGINEER:

That cash deposit be released.

45. FORFEITURE OF \$500 CASH BOND FOR SETTING BOUNDARY MONUMENTS IN TRACT NO. 23336.

RECOMMENDATION OF CITY ENGINEER:

- 1) That monument bond (Engineering Receipt #12163) be declared forfeited to the City; and
- 2) That the City Engineer be directed to have monuments set in subject tract.

46. AWARD OF CONTRACT - Furnishing & Installing on New City Trucks:
- A. Four (4) 5 Cu Yd. dump bodies
  - B. One (1) utility body
- Expenditure: \$12,711.08

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council accept the low bids submitted as follows:

1. Recommend an award of \$11,765.56 including tax be made to The Angelus Truck Bodies Inc. Company for furnishing and installing on new city trucks four (4) only 5 cu. yd. dump bodies; and
2. Recommend an award of \$945.52 be made to the Royal Truck Bodies, Inc. Company for furnishing and installing one (1) only utility body on a city truck.

47. AWARD OF CONTRACT - One (1) Compact Articulated Loader (Ref. Bid #B75-3) - Expenditure \$7208.00.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/EQUIPMENT SUPERINTENDENT:

That Council approve of the purchase of this demonstrator Loader, with a new unit warranty, from the Case Power and Equipment Co. in the total amount of \$7208.00 including tax.

48. AWARD OF CONTRACT - Furnish Copper Tubing per Bid #B75-12. Expenditure: \$25,397.60.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

- A. It is recommended that \$3561.60 be awarded to Oranco Supply Co. for 3000 feet of the 1½" size copper tubing.
- B. It is recommended that \$21,836.00 be awarded to A-1 Turf Irrigation Sales for 15,000 feet of one (1) inch, and 20,000 feet of ¾ inch size copper tubing.

49. REVISED CLASS SPECIFICATION - Equipment Mechanic.

RECOMMENDATION OF CIVIL SERVICE COMMISSION/PERSONNEL MANAGER:

Adoption of the class specification of Equipment Mechanic as revised.

50. CLAIM of Jeryl Lee Crawford for personal 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 #42, 43, 44, 45, 46, 47, 48, 49 and #50. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

BUILDINGS, STRUCTURES & SIGNS:

51. Heard earlier -- See Page 5.

ADDENDUM ITEM:

52. RELEASE OF SUBDIVISION BONDS - Tract No. 29845.  
SUBDIVIDER: Del Amo Financial Services  
BONDING CO: Pacific Employers' Insurance

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	M-142-708	\$5,000
Payment	M-142-708	2,500
Inspection	M-142-710	1,000

RECOMMENDATION OF CITY ENGINEER:  
That subject bonds be released.

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

ORAL COMMUNICATIONS:

53. City Engineer Weaver requested that latitude be granted in working out timing considerations involving the opening of a restaurant on Van Ness Avenue (Resolution 75-55, CUP 74-68). So granted by the Council.

54. Councilwoman Geissert reported on recent successful support afforded Senator Steven's legislation on Madrona Marsh, by a delegation from the City of Torrance.

55. The existence of a hazardous situation at 171st Street east of Yukon Avenue involving street repair, was reported by Councilman Wilson, with the request that attention be given to the early completion of this project, which has been under way for some time.

56. Mr. Joe Brighton, 4138 Mesa Street, representing the Torrance Vikings Soccer Club, winners of the Southern California Soccer Championship, was present to inquire regarding possible City funding to assist the club on their next stages of competition. City Manager Ferraro requested that this matter be referred to the City Manager's office for recommendation; SO ORDERED by Mayor Miller.

PERSONNEL MATTERS:

26. EXECUTIVE SESSION.

At 10:10 p.m. Councilman Surber MOVED to recess for the purpose of an Executive Session to consider hours, wages and working conditions, City Attorney Remelmeyer having advised that this is proper subject matter for an Executive Session. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

The meeting was formally adjourned at 10:30 p.m.

# # # # #

Peggy Laverty  
Minute Secretary

20.

City Council  
May 6, 1975

APPROVED:

*Ken Miller*

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

Mayor of the City of Torrance