

I N D E XCity Council - July 13, 1976

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Adjourned at 12:05 A.M.

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Ava Cripe
Minute SecretaryCity Council
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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, July 13, 1976, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Brewster, Geissert, Rossberg, Wilson and Mayor Miller. Absent: Councilman Armstrong.

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

3. FLAG SALUTE:

Police Chief Nash led in the salute to the flag.

4. INVOCATION:

Reverend Boyd R. Kifer, Church of the Nazarene, gave the invocation.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wilson moved to approve the minutes of June 7, 14, 17, 18 and 21, 1976. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Absent: Councilman Armstrong).

6. MOTION TO WAIVE FURTHER READING:

Councilman Wilson moved that after the City Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Absent: Councilman Armstrong).

7. COUNCIL COMMITTEE MEETINGS:

Downtown Torrance Ad Hoc Committee:
Will meet on July 14th at 4:00 P.M.

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Park, Recreation and Community Development:

Next meeting scheduled for July 15th at 4:00 P.M.

Finance Committee:

Met on July 9th, and their report is Item #16 on tonight's agenda.

* * * * *

Congratulations were in order for Building and Safety Director McKinnon on the birth of his first grandchild -- Mayor Miller announced the arrival of 6-½ lb. Kelly Ann on this date, July 13th, at 5:02 P.M. The mother, Mrs. Gail Huthmaker, is doing beautifully, as is Kelly Ann's proud family. Mayor Miller conveyed the good wishes of all present on this happy occasion.

* * * * *

PRESENTATIONS:8. TORRANCE DAY WITH L.A. AZTECS.

An autographed ball from the Aztec team was presented to Mayor Miller by Mr. Mike Boyle, along with an invitation to attend the July 18th game at El Camino College.

9. TORRANCE EXPLORER SCOUTS.

The value of the Explorer Scout program was reported by Police Chief Nash, followed by introduction of the seven graduates from the Los Angeles Sheriff's Explorer Academy, Class 16: Laura Gray (Honor Cadet for Class 16), John Nation, Bill Watson, Donna Phillips, Sam Rahman, Sandra Ruegge, and John Babbitt.

PROCLAMATION:10. SILVER ANNIVERSARY OF AL MALAIKAH SHRINE ALL-STAR CHARITY FOOTBALL CLASSIC AND PAGEANT - July 17, 1976.

So proclaimed by Mayor Miller.

PUBLIC WORKS:11. RESOLUTION authorizing vacation of portion of alley between Kashiwa Street and Fujita Street.RESOLUTION NO. 76-136

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ORDERING THE VACATION
OF A PORTION OF ALLEY BETWEEN KASHIWA
STREET AND FUJITA STREET IN THE CITY OF
TORRANCE

Councilwoman Geissert moved for the adoption of Resolution No. 76-136. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Armstrong absent).

2.

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12. ORDINANCE re: Parking Place Commission.

ORDINANCE NO. 2675

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 13.11.2 AND 13.11.6 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR YEARLY MEETINGS FOR THE PARKING PLACE COMMISSION AND ESTABLISHING THREE YEARS AS THE TERM OF NEWLY APPOINTED COMMISSIONERS

Councilman Wilson moved for the approval of Ordinance No. 2675 at its first reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

13. DETERMINATION OF WIDTH OF RIGHT-OF-WAY FOR DEL AMO BOULEVARD BETWEEN VAN NESS AVENUE AND WESTERN AVENUE.

RECOMMENDATION OF CITY ENGINEER:

That Council establish the right-of-way requirements for Del Amo Boulevard, per subject sketches (82' wide plus extra width for right-turn lanes at Van Ness Avenue and Western Avenue).

MOTION: Councilman Wilson moved to concur with the recommendation of the City Engineer. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

BUILDINGS, STRUCTURES AND SIGNS:

14. HILLSIDE GEOTECHNICAL INVESTIGATION.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the City Council accept the report as being complete so that the Building and Safety Department and the Engineering Department may start utilizing the materials contained within the report, maps, graphs, and logs immediately.

Further, that language changes recommended not be included in the current 1973 Edition of the Uniform Building Code, but that the inclusion of the new grading language be incorporated in the 1976 Edition of the Uniform Building Code to be adopted within the next sixty days by the Building and Safety Department, which will coordinate the grading requirements with the structural and architectural language of the new Code.

An oral and graphic presentation was provided by Mr. Roy A. Hoffman, Jr., Chief Geologist, Converse Davis Dixon Associates.

Mr. Charles Yelverton, chairman, Southern California Section of the Association of Engineering Geologists Legislation Committee, noted their like activities in the establishment of criteria for basic guidelines for areas with difficult geologic and soils problems; commended the City Council and Staff for

taking this step; and requested that their organization be provided an opportunity to participate in considerations regarding the proposed Code revisions. (Address: 8143 Strub Avenue, Whittier, 90602).

MOTION: Councilman Wilson moved to concur with the recommendation of the Building and Safety Director. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable (Councilman Armstrong absent).

REAL PROPERTY:

15. REPORT RE: COMPLAINTS REGARDING CITY-OWNED PROPERTY BETWEEN RAIN TREE AND NEWTON STREETS.

RECOMMENDATION OF LAND MANAGEMENT TEAM:

That this item be referred to the Planning Commission for their consideration and recommendation.

MOTION: Councilman Brewster moved to concur with the recommendation of the Land Management Team. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

FISCAL MATTERS:

16. INDEPENDENT AUDITOR FOR 1976-77.

RECOMMENDATION OF FINANCE COMMITTEE:

That the firm of Coopers and Lybrand be selected as the City's independent auditor for the fiscal year ending June 30, 1977, and that Staff be directed to prepare the necessary audit agreement for Council action.

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

17. 1976-77 EXCESS INSURANCE WORKER'S COMPENSATION.

RECOMMENDATION OF CITY MANAGER/CITY CLERK:

That the City Council accept the 1976-77 offer of American Home Assurance Company to provide Excess Workers' Compensation Liability Insurance at a \$200,000 self-insured retention at an annual deposit and minimum premium of \$14,000 at a rate of \$.066 per \$100 of payroll.

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

PERSONNEL MATTERS:

18. ORDINANCE re: Traffic Painter Helper.

ORDINANCE NO. 2676

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.53.1 OF THE TORRANCE MUNICIPAL CODE TO ADD THE CLASS TITLE OF TRAFFIC PAINTER HELPER

Councilwoman Geissert moved for the approval of Ordinance No. 2676 at its first reading. Her motion was seconded by Councilman Wilson; roll call vote was unanimously favorable (Councilman Armstrong absent).

19. ORDINANCE re: Premium Pay for Fire Fighters.

ORDINANCE NO. 2677

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 17.23.4 OF PART II OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING PREMIUM PAY PROVISIONS, ADDING A NEW SECTION 17.23.4 OF PART II OF CHAPTER 7, DIVISION 1 DEALING WITH THE SAME SUBJECT, REPEALING APPENDIX A, AND ADDING A NEW APPENDIX A

Councilman Wilson moved for the approval of Ordinance No. 2677 at its first reading. His motion, seconded by Councilman Rossberg, was unanimously approved by roll call vote (Absent: Councilman Armstrong).

SECOND READING ORDINANCE:

20. ORDINANCE NO. 2674.

ORDINANCE NO. 2674

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 17.74.1 DEALING WITH EMPLOYEE INSURANCE AND ADDING A NEW SECTION 17.74.1 DEALING WITH THE SAME SUBJECT TO PART VII OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION FOR THE TORRANCE LIBRARY EMPLOYEES ASSOCIATION

Councilman Wilson moved for the adoption of Ordinance No. 2674 at its second and final reading. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

HEARING - PLANNING:

21. ZC 75-3, GREAT LAKES CARBON CORPORATION. Request for a Change of Zone from O-2 to O-1 on property located at the s/w corner of Madrona Avenue and Torrance Boulevard to facilitate establishment of drill site as part of a secondary oil recovery project. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION AND APPROVAL BY THE PLANNING DEPARTMENT.

PP 75-13, GREAT LAKES CARBON CORPORATION. Appeal of Planning Commission denial of Precise Plan of Development in conjunction with ZC 75-3. RECOMMENDED FOR APPROVAL, SUBJECT TO CONDITIONS, BY THE PLANNING DEPARTMENT.

Affidavits of Publication were presented by City Clerk Coil, and they were ordered filed, there being no objection.

Mayor Miller announced that this was the time and place for the subject public hearing, and, at his request, Staff presentation was made by Planning Associate Gomez and Assistant Planning Director Hagaman.

Pointed out by City Manager Ferraro was the information received late this date which has been provided the Council wherein a 60-day continuance is requested for the purpose of (1) Staff review of options just submitted, and (2) Staff consideration of a proposed Robinson's store on or about the site of the White Front store.

It was the direction of Mayor Miller that the above be taken under advisement, and that the hearing proceed as scheduled, with a decision to be made at the conclusion of the deliberations on this item.

City Attorney Remelmeyer, at the request of the Mayor, outlined the role of the Environmental Impact Report in this matter -- it was confirmed by all Councilmembers present that they had read and considered the information contained in the EIR.

Noted by Mayor Miller were those present to provide any desired clarification: E.C. Babson, City Consultant on Oil Matters; Bill Ingram, State Division of Oil and Gas; Rudy Ybarra, Department of Conservation; Charles Gomez and Al Warot, Planning Department; Glen Godfrey and Roy Payne, Environmental Division, Planning Department.

Mayor Miller then opened the public hearing, with the request that the first presentation be made by the proponent.

Representing Great Lakes Carbon Corporation, Mr. Peter Lacombe provided a communication dated July 1, 1976 (of official record) which is a summary to that date of the progress of the subject project, along with a Fiscal Impact Analysis, June, 1976, prepared by Ashley Economics Service, Laguna Beach. It was the added comment of Mr. Lacombe that this is a zone change case in an area where oil has been produced for quite some time; noted

O-zoning in the past which provided for future secondary recovery development of the subject area by waterflood means, pointing out that Great Lakes, as the plan was developed and land use was reviewed, decided that there was a possibility of consolidating several different O-1 sites onto one site -- in that process it would mitigate many of the problems which come from any oil development-- with the resultant selection of the subject site. Further noted by Mr. Lacombe was the fact that this project (some 5.5 acres) will produce more income than were it used for commercial purposes, without creation of a traffic burden.

Other proponent representatives introduced by Mr. Lacombe were: Dick Russell, Nick Van Wingen, Ron Horn, Joe Ortega, Dennis Allen, Art Reeves, Harry Gorman and Larry Tracy.

Mr. Dick Russell, petroleum engineer, detailed the Site Plan, accompanied by an "Oil Cycle" slide.

Concluding remarks by Mr. Lacombe encompassed the request that, in the event of a 60-day continuance, Great Lakes representatives would like to be included in the process of the deliberations -- hopefully, appropriate committees will be created which will provide for such participation.

Comments from the general public were now invited by Mayor Miller.

First to speak was Mr. John Schmissrauter, attorney, 1212 Gardena Boulevard, Gardena, who stated that he represented over 272 concerned residents affected by this project, and requested that these residents in attendance at this meeting stand up (this represented a substantial portion of the audience). Mr. Schmissrauter stated that these people are here out of concern for the safety and health of their families and properties, and that they respectfully request that the City Council deny the subject request. Of specific concern, per Mr. Schmissrauter, are the inaccuracies contained in the EIR.

Mr. Ed Greene, 3205 Onrado, stated the lack of comprehensive information for public review prompted him to put out a public letter in this matter (copies were furnished the Council). The contents of the Environmental Impact Report were extensively reviewed by Mr. Greene, as was the overall dissatisfaction of the residents with the contents therein. Stressed by Mr. Greene were concerns pertaining to possible natural gas leaks, contamination, old pipes in Delthorne area, unsealed abandoned wells, undisclosed locations of "suspect" wells, etc. Mr. Greene also provided a list of some 18 abandoned wells, their numbers and approximate location, which had been omitted from the EIR, for scrutiny by the Council.

Next to speak was Mr. Frank Stapelton, 3114 Antonio, who reviewed the contents of the EIR as they related to the contingency plan, liability in general, and electrical and

water consumption, with specific note of the fact that an emergency contingency plan has not yet been written (per the proponents, as late as February 2, 1976) and, to this date, no such plan has been submitted for public review; the need for definition re: responsibility in the event of a mishap; and the absurd figures provided relative to water and electrical consumption, pointing out the projected future scarcity of these utilities. It is the opinion of Mr. Stapleton that Torrance residents, visitors and merchants all deserve better than the proposed use of this property.

Mr. Tom Hammack, 3110 Antonio Street, advised that the proponent has a legal duty to disclose measures which cannot be mitigated -- two such concerns are seismicity and the Madrona Fault, neither of which has been adequately responded to by the proponent. Aesthetics are a matter of opinion, per Mr. Hammack, and, in this case, the proponent proposes to expose the adjacent residential and school area to noise, dust, fumes, etc. in an aesthetically unacceptable atmosphere. In conclusion, on behalf of the affected residents, Mr. Hammack urged that the EIR be rejected, and that the zone change be denied.

Attorney for Teachers Insurance and Annuity Association of New York which holds the First Trust Deed Mortgage Loan on Del Amo Fashion Square, Mr. Arthur Greenberg requested, and received, permission to reserve comment in the subject matter until completion of the 60-day interim period requested by City Manager Ferraro; in the event other action is taken by the Council, Mr. Greenberg was granted permission to speak at a later point in the meeting.

Mr. Frederick S. Merritt, Senior Vice President with Cushman and Wakefield, Inc. 515 South Flower Street, Los Angeles, representing Bank of America, Realty Investors, a real estate investment trust which owns the Del Amo Financial Center - noted the continuing development of the area around the Financial Center as an integrated community comprised of compatible residential, retail, medical, office and civic activities. This pleasant setting is enjoyed by the Financial Center tenants and enhances property values -- in view of this, it would be most inappropriate to permit the establishment of a drill site on land which is less than 1/2 mile from this property and which is readily visible from the tenants' windows, per Mr. Merritt --there is also the possibility of unknown physical consequences resulting from the pressure and stress on the earth below the area. The above factors are the basis of their opposition to the proposed waterflood project.

Mr. Bill Sweeney, Suite 1059, Union Bank Tower, representing the Fashion Square Merchants Association, pointed out the annual \$100 million business done by these merchants, as compared to the proposed project, and reviewed possible hazards surrounding fire, security, abandoned wells, leaks, etc. -- Council consideration of these detrimental aspects was requested by Mr. Sweeney.

The Manager of Ohrbach's (name unintelligible) pointed out the success of Torrance's Fashion Square and its contribution to the City's tax revenue -- approval of the proposed project could undo this success with the introduction of noise, odor, dust, traffic, unsightly derricks, etc. -- denial of the project was urged by this speaker.

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A 10-minute recess was ordered by Mayor Miller Miller at this time, the hour being 8:40 P.M.

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Mr. Arnold Oppenheim, 9777 Wilshire Boulevard, Beverly Hills, representing Southwestern Enterprises, Inc. (owners of property at the southeast corner of Hawthorne and Sepulveda) referred to reports submitted by them, as well as his July 6th communication (all a matter of official record), and advised that his clients' interest in this project is for the reason that the Environmental Impact Report indicates that the water-flooding will go underneath their buildings. The need for further disclosure by the proponent was also noted by Mr. Oppenheim -- hopefully, this will occur during the 60-day interim period. Mr. Oppenheim then introduced the next speaker:

Mr. Charles Yelverton, chairman, Southern California Section of the Association of Engineering Geologists Legislation Committee -- reviewed the contents of the Environmental Impact Report, and deemed that all necessary information has not been made available. Mr. Yelverton's findings were as follows:

(1) Based upon this investigative study, it is his opinion that EIR EA 75-19 is not substantiated by factual and competent evidence available in the files of the City of Torrance.

(2) The EIR has been prepared by City Staff and the Division of Oil and Gas, with the latter agency preparing all discussion relating to sub-surface conditions. It is assumed that technical data used in the analysis is considered to be "confidential" or as "trade secrets".

(3) The impact of the project has not been adequately determined as it relates to effects upon fresh water supplies, abandoned wells, seismicity, and economic factors.

(4) The impact assessment for the project and zone change does not comply with the California Environmental Quality Act for guidelines for its implementation.

(5) Technical reports and documents are presumed to have been prepared for the project by professional engineers, geologists, seismologists, and others, and considered during preparation of EA 75-19 by the City.

However, these supportive documents are not contained in the official records of the City.

(6) The economic impact of the secondary recovery project and the oil removal has not been addressed in relation to adjoining property owners. It has only been assessed in regard to severance taxes that will accrue to the City of Torrance.

(7) Mitigation measures are treated cursorily rather than in the required manner although the need for mitigatory measures is not only required but obviously essential.

In conclusion, Mr. Yelverton stated that the EIR is devoid of the required considerations of the cumulative effects of the numerous negative findings, and, in this respect, fails to meet minimum requirements of the California Environmental Quality Act. It was his recommendation that the City continue the public hearings in this matter and refer the entire Environmental Impact Report back to the Environmental Review Board or disapprove EA 75-19 and ZC 75-3 on the grounds of inadequacy.

Attorney Robert Snader (?) likewise referred to the contents of the Environmental Impact Report, noting that information pertaining to abandoned oil wells and existing producing oil wells in and about the site is not available -- further, the project proposed by the proponent is illegal in that they intend to flood property they do not own; there is an absence of City control, and this should be remedied by way of Conditional Use Permit conditions, etc.

Representing the Southwood Homeowners Association, Mr. Dick Krebs, 5206 Ruby Street, referred to their communication, of record, opposing the subject project.

Mr. Carl Quandt, former Torrance resident now living in San Jacinto, stated that "oil is the reason that Torrance is Torrance" -- there should be a satisfactory manner of obtaining the remaining oil in Torrance in view of the critical need for this product.

Mr. Arthur Greenberg returned to express the hope that the City Council would grant the 60-day continuance, and that he retain his right to speak at the next hearing.

Council discussion followed -- developments which likely would occur during the 60-day period were reviewed (cost estimates, engineering studies, concepts, alternatives, site review, etc.). Staff review of public input this date was requested by Mayor Miller. Specific requests were forthcoming from Councilman Wilson for Staff input regarding legal considerations and whether or not the Conditional Use Permit process is a viable one; City liability in terms of contingency plans and

seismicity studies -- Councilwoman Geissert indicated her concerns regarding the EIR, and recommended inclusion of the City Manager's communication covering possible mitigating measures re: aesthetics. Mrs. Geissert noted further concerns regarding abandoned wells; they are not sufficiently covered in the EIR -- the need for a contingency plan for possible emergencies and further input regarding noise impacts, diesel rig operations, and economic impact on surrounding properties was pointed out by Mrs. Geissert. Also recommended by her was incorporation of the Teng-Allen Seismic Study (dated January 8, 1976) into the EIR.

Councilman Brewster noted the differences of opinion regarding water and power consumption, the questions of liability, the location of the Madrona Fault, subsidence, etc.

Formal action taken by the Council is reflected below:

MOTION: Councilman Wilson moved to continue this public hearing for 60 days -- to September 14, 1976, at 7:00 P.M. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

City Attorney Remelmeyer advised that he would report back on the appropriate method of handling the above requested EIR input.

It was the request of City Manager Ferraro that his office be provided a copy of the transcript which will be prepared by court reporters in attendance at this meeting.

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The hour being 10:55 P.M., Mayor Miller ordered a 10-minute recess.

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HEARING - OTHER THAN PLANNING:22. STREET LIGHTING ASSESSMENT DISTRICT 76-1.

Mayor Miller announced that this was the time and place fixed in Resolution No. 76-114 for a hearing on Street Lighting Assessment District 76-1.

City Clerk Coil presented the Affidavit of Publication and Mailing and Posting in this matter. Councilman Brewster moved that the Affidavits be received and filed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

There were no written protests, per City Clerk Coil.

Mayor Miller then inquired if anyone wished to be heard; there was no response.

Councilwoman Geissert moved that the hearing be closed. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Armstrong absent).

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

RESOLUTION NO. 76-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, CONFIRMING ASSESSMENT IN THE MATTER OF THE INSTALLATION OF CERTAIN LIGHTING FIXTURES AND APPLIANCES AND THE INSTALLATION OF MARBELITE STANDARDS WITH UNDERGROUND ELECTRICAL TRANSMISSION SERVICE IN STREET LIGHTING ASSESSMENT DISTRICT NO. 76-1

Councilwoman Geissert moved to waive further reading of Resolution No. 76-137. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Armstrong).

Councilwoman Geissert moved for the adoption of Resolution No. 76-137. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote (Councilman Armstrong absent).

ROUTINE MATTERS:23. AWARD OF CONTRACT - Sporting Goods Equipment, Bid #76-30
Annual Expenditure: \$35,077.15RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve the following:

1. An award of \$2,211.48, including tax, to be made to Hammatt & Sons for bid items #102 through #108 (of record).

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2. An award of \$32,865.67, including tax, be made to Torrance Sport Shop for bid items #1 through 101 (of record).

24. SHARING COST OF WALL AT DE PORTOLA PARK WITH NEIGHBOR, DR. EDWARD RICHARDSON.

RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That the City Council appropriate \$604.00 from the Park and Recreation Facilities Fund to pay 50% of the cost of the wall with Dr. Ed Richardson to pay \$604.00 or the balance of the cost.

Mr. Jim Davis, 2618 Brian, questioned the propriety of such an arrangement, noting the precedent-setting aspects of this action, the maintenance requirements, etc.

*** It was the direction of the Council that approval of this item be subject to the obtaining of a Covenant running with the land re: ownership and maintenance of the fence, and that the other two owners in a similar position be invited to participate.

25. PURCHASE OF PRIVATELY-OWNED STORM DRAIN.

RECOMMENDATION OF CITY ENGINEER:

1. That the City offer to purchase the subject storm drain, together with drainage easement rights providing access thereto, for the sum of \$29,300.
2. That assuming acceptance of the offer, said purchase be consummated.
3. That \$29,300 be appropriated from the Drainage Improvement Fund to cover the purchase price.

26. CLAIM FOR INCREASED STORM DRAIN SIZE FOR TRACT 32549 DRAINING INTO 235TH STREET SUMP (DON WILSON BUILDERS)

RECOMMENDATION OF CITY ENGINEER:

1. That Don Wilson Builders be paid \$1317 to increase the size of the storm drain in Tract 32549; and
2. That \$1317 be appropriated from the Drainage Improvement Fund for this purpose.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #23, #24 (**subject to above noted conditions), #25 and #26. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

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13.

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The hour being 11:15 P.M., Councilman Wilson moved to recess as the City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent). The Council returned to its agenda at 11:16 P.M.

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ORAL COMMUNICATIONS:

27. Councilman Wilson requested appropriate recognition for Miss Sharon Tsuruta, new queen of the Japanese American League.

EXECUTIVE SESSION:

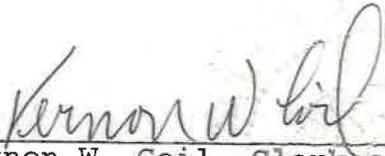
28. At 11:20 P.M., Councilman Rossberg moved to recess for the purpose of an Executive Session to discuss hours, wages and working conditions (a proper subject matter, per City Attorney Remelmeyer). The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

The Council returned at 12:03 A.M. and took the following action:

MOTION: Councilman Wilson moved to adopt and approve the Interim Memorandum of Intent with Torrance City Employees Association. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable (Councilman Armstrong absent).

The meeting was regularly adjourned at 12:05 A.M.

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

APPROVED:



Mayor of the City of Torrance