

I N D E XCity Council - February 8, 1977

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Ava Cripe
Minute SecretaryCity Council
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MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, February 8, 1977, at 6:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Rossberg, Wilson and Mayor Miller. Councilwoman Geissert arrived at 6:05 P.M. It was necessary for Mayor Miller to leave the meeting at 8:41 P.M.

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

3. FLAG SALUTE:

Personnel Manager John Gregory led in the salute to the flag.

4. INVOCATION:

Reverend George Detor, St. Andrew's Episcopal Church, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of January 11, 1977, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable (Councilwoman Geissert had not yet arrived at the meeting).

6. 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 Councilmember 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 (Councilwoman Geissert had not yet arrived at the meeting).

7. COUNCIL COMMITTEES:

Park, Recreation and Community Development:

Joint meeting with School Board on February 10th at 4:00 P.M.

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Park, Recreation and Community Development:

Will also meet on February 16th at 4:30 P.M. re: the possibility of an Equestrian Center on County property.

Finance Committee:

Will meet on February 9th at 5:30 P.M. re: Revenue Sharing budget.

Agency Selection Committee:

Met on February 7th re: Skypark developer, and will meet again on February 24th.

Ad Hoc Oil Committee:

Next meeting scheduled for February 17th at 4:30 P.M.

HEARINGS - OTHER THAN PLANNING:8. APPEAL OF SUSPENSION - Officer Mark Johnson.

Neither Officer Johnson nor his attorney was present at this time. See Page 5.)

(Regular agenda order was dispensed with, due to the early hour and the likely later arrival of interested parties.)

COMMITTEE REPORT:13. CIVIL SERVICE ADMINISTRATOR POSITION.RECOMMENDATION OF CIVIL SERVICE COMMITTEE:

That Council adopt the Committee report of February 4, 1977, and authorize the Civil Service Commission and the City Manager to proceed with the appointment of a Civil Service Administrator and file the previously proposed ordinance.

MOTION: Councilman Rossberg moved adoption of the Civil Service Committee report. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

TRANSPORTATION MATTERS:14. RESOLUTION Changing the Number of Obsolete/Worn Out Traffic Signal Controllers and Components.RESOLUTION NO. 77-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 77-11 WHICH APPROPRIATED GRANT FUNDS PAYABLE TO THE CITY OF TORRANCE PURSUANT TO TITLE II OF THE PUBLIC WORKS EMPLOYMENT ACT OF 1976

Councilwoman Geissert moved for the adoption of Resolution No. 77-22. Her motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

FISCAL MATTERS:16. DIAL-A-STORY GRANT APPLICATION.

Withdrawn.

MANPOWER MATTERS:17. RESOLUTION re: On-The-Job Training Program.RESOLUTION NO. 77-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THOSE CERTAIN CONTRACTS FOR ON-THE-JOB TRAINING BY AND BETWEEN THE CITY OF TORRANCE AND DAITA INSURANCE AGENCY AND AERO-CRAFT HYDRAULICS, INC.

Councilman Armstrong moved for the adoption of Resolution No. 77-23. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:20. RESOLUTION authorizing destruction of obsolete records.RESOLUTION NO. 77-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN UNNEEDED CITY RECORDS AND DOCUMENTS WITHOUT MAKING COPIES THEREOF

Councilman Wilson moved for the adoption of Resolution No. 77-24. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

21. RESOLUTION authorizing technical amendment to City contract with Computer Sciences Corporation.RESOLUTION NO. 77-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST A CONTRACT AMENDMENT WITH COMPUTER SCIENCES CORPORATION TO ADD CERTAIN SPECIFIED PERIPHERAL EQUIPMENT TO THE TORRANCE DATA PROCESSING CENTER

Councilman Wilson moved for the adoption of Resolution No. 77-25. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

SECOND READING ORDINANCES:22. ORDINANCE NO. 2721.ORDINANCE NO. 2721

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW ARTICLE 11 ENTITLED PART-TIME EMPLOYEES TO PART VI, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE

Councilman Armstrong moved for the adoption of Ordinance No. 2721 at its second and final reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

23. ORDINANCE NO. 2722.ORDINANCE NO. 2722

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE MODIFYING CERTAIN SECTIONS OF PART VI, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE DEALING WITH HOURS, WAGES AND WORKING CONDITIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE CITY EMPLOYEES ASSOCIATION

Councilman Armstrong moved for the adoption of Ordinance No. 2722 at its second and final reading. His motion, seconded by Councilman Brown, was unanimously approved by roll call vote.

24. ORDINANCE NO. 2723.ORDINANCE NO. 2723

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.53.2 OF THE TORRANCE MUNICIPAL CODE CHANGING CERTAIN CLASS TITLES

Councilman Armstrong moved for the adoption of Ordinance No. 2723 at its second and final reading. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

25. ORDINANCE NO. 2724.ORDINANCE NO. 2724

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

Councilman Armstrong moved for the adoption of Ordinance No. 2724 at its second and final reading. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

28. INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF DEL AMO BOULEVARD AT ENTRADERO AVENUE AND VICTOR STREET (B77-2).

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

That the contract for this project be awarded to Phoenix Electrical Service Company, Inc. for \$12,192, and that all other bids be rejected.

29. STORM DRAIN IN CYPRESS STREET AND EASEMENT BETWEEN 237TH STREET AND 239TH STREET (B77-5)

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Clarke Contracting Corporation and all other bids be rejected.

30. RELEASE OF SUBDIVISION BONDS - Tract No. 31881.
 Subdivider: Ernest Auerbach Company.
 Bonding Company: Safeco Insurance Co. of America

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	2392441	\$5,200
Payment	2392441	2,600
Inspection	2392442	1,000

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #28, 29, and #30. His motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

31. Councilman Wilson noted the need for review of the downtown area as a redevelopment area, and requested that there be notification to the Downtown Homeowners Association on any meetings or tours in this regard.

The Council now returned to:

8. APPEAL OF SUSPENSION - Officer Mark Johnson.

There still being no one present on this matter, Councilman Armstrong MOVED to continue the subject hearing to Tuesday, February 22, 1977, at 6:00 P.M. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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A 10-minute recess was ordered by Mayor Miller, the hour being 6:28 P.M.

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PROCLAMATIONS:

10. American Heart Month.
11. Civil Air Patrol.
12. National Defense Week.

So proclaimed by Mayor Miller.

PRESENTATIONS:

9. Presentation by the Bicentennial Committee.

Mr. George Post, distinguished General Chairman of the Torrance Bicentennial Committee, first presented a check in the amount of \$1,000 to Mayor Miller -- this donation to be used in the construction of the Spanish galleon at de Portola Park as a lasting Bicentennial memorial.

A presentation of plaques to dedicated members of the Committee by Mr. Post, with his unique expressions of gratitude, followed, with the able assistance of Mayor Miller.

Mayor Miller, in turn, presented an appropriate plaque to Mr. Post in recognition of the outstanding efforts of this Committee during the historical year of 1976.

FISCAL MATTERS:

15. MIDYEAR BUDGET REVIEW.

RECOMMENDATION OF FINANCE COMMITTEE:

Based on the favorable midyear position, the City Council Finance Committee recommends no change in the budget at this time.

MOTION: Councilwoman Geissert moved for adoption of the Finance Committee report in this matter. The motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

PUBLIC WORKS:

18. APPROPRIATION OF HCDA FUNDS - 16" WATER TRANSMISSION MAIN IN DOWNTOWN TORRANCE.

Mayor Miller announced that this was the time for the public hearing in this matter, and inquired if anyone wished to be heard. There was no response.

MOTION: Councilman Armstrong moved to continue this hearing to February 15, 1977. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

ENVIRONMENTAL MATTERS:

19. ORDINANCE re: removal and abandonment of oil and gas wells and tanks and other facilities and providing for extensions of time therefor and exceptions therefrom.

Comments from the audience were invited by Mayor Miller.

Representing SETHA's Oil Committee, Mr. John Alter advised that they have no objections to the subject ordinance.

Mr. Roy Stinnett, owner of oil wells in Torrance, reviewed problems, financial and otherwise, presented by City requirements; the importance of domestic crude oil; and the need for a better relationship between the City and the oil operators.

The next speaker was Mr. Coleman Reynolds, American Pacific International, owner of a drillsite area at the intersection of Del Amo and Prospect, who stated that they do not oppose the ordinance -- their only concern is the provision in Section 97.13.9 (b) which very flatly states: "No oil or gas well shall be deepened or redrilled." It was the recommendation of Mr. Reynolds that additional qualifying language be added, to this effect: "...unless approved by the City Council upon receipt of appropriate application therefor." Concurrence with this added language was indicated by City Attorney Remelmeyer and the Council, it being the general consensus at this time that the subject ordinance should be so amended and returned with the above language.

Attorney George Kurtz, 3812 Sepulveda Boulevard, first noted a need similar to that above referred to in the existing Oil Code (Section 97.1.2), and then reviewed past years, with ordinance on top of ordinance being prepared, and the problems which have been thereby created. Next discussed by Mr. Kurtz: the national energy problem; the Federal Energy and Conservation Act; oil resources within the City of Torrance; property rights; etc.

Continuing, Mr. Kurtz discussed the subject ordinance: the January 1, 1982 "cut-off" date and resultant hardships; the absence of any guarantee that future Councils would reflect the understanding of the present Council; the absence of reference in the ordinance to the comment of record: "the concept of the ordinance was changed to reflect the principle that so long as an individual oil producer is a good neighbor, he will be able to continue to produce oil." It was the comment of City Attorney Remelmeyer that the concept of a good neighbor is defined in the ordinance: a good neighbor is an oil man who complies with all the provisions of the Oil Code and with Section 97.13.5; general language only creates confusion and ambiguity -- there was general Council concurrence in this observation.

Mr. Peter Lacombe, on behalf of Chanslor-Western Oil and Development Company and Great Lakes Properties, indicated their support of the subject ordinance -- a "thank you" to Staff for its fine work and cooperation was also conveyed by Mr. Lacombe.

MOTION: Councilman Armstrong moved to continue Item #19 to the Council meeting of February 22nd in order to permit the City Attorney to incorporate the recommended amended phraseology. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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The hour being 8:40 P.M., the Council recessed and reconvened as the Redevelopment Agency. A 5-minute recess followed at 8:41 P.M.

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It was necessary for Mayor Miller to leave the meeting at this time; Councilman Armstrong served as Acting Mayor for the remainder of the meeting.

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PLANNING AND ZONING MATTERS:

26. GUIDELINES FOR THE DEVELOPMENT OF HILLSIDE PROPERTY.

RECOMMENDATION OF PLANNING DIRECTOR:

Concurrence with the recommendations of the Planning Commission (per communication of February 2, 1977), referral of the matter to the City Attorney for preparation of the necessary ordinance, and to Planning Staff for the preparation of a suggested boundary for the geographical limits of the hillside overlay zone.

Staff presentation was provided by Planning Technician Progen.

Audience comments were invited by Mayor Pro Tem Armstrong.

Dr. Spencer Willens, president, Riviera Homeowners Association, indicated their overall approval of the guidelines as presented -- however, in their opinion, it is not in the best interest of the homeowners to apply an overlay to the entire area; the basic problems involved with hillside building can best be controlled by retaining the definition of a hillside lot as it appears in the original hillside ordinance. It was, therefore, requested that this section not be repealed. There is further concern, per Dr. Willens, with certain sections which appear to be either unenforceable or so nebulous in language as to lead to uneven interpretation and application (Sections C. 6 re: television antennas, etc. and C. 7 re: fencing, etc.), and are not appropriate within these guidelines; it is requested that these sections be deleted.

Continuing, Dr. Willens recommended 4-month review of the guidelines to determine their effectiveness and equitable application.

Mr. Alvin Smithart, 22620 Ocean Avenue, requested exclusion of Bluff Street property from the overlay zone.

Mr. John van Oppen, 440 Via el Chico, stated that he is in favor of the proposed change to the hillside ordinance and with the guidelines submitted by the Planning Commission -- a petition of neighborhood approval was also submitted by Mr. van Oppen.

A lengthy Council discussion ensued -- encompassing the need for further review by the City Attorney of the matter of guidelines vs. ordinance requirements; recommending deletion of Items 6, 7 and 8 under Section C; considering the question of overlay vs. the present Precise Plan; etc. Re-review of the 14 ft. height requirement by the Planning Department was also requested. It was agreed that City Attorney Remelmeyer would return with the revised guidelines, and that that decision be deferred until a later date. Formal action taken by the Council is reflected below:

MOTION: Councilman Brown moved that the Council direct the Planning Department to prepare a final map of the overlay zone; the City Attorney to prepare an ordinance adopting Items 1, 2, and 3 of I., Planning Commission recommendations, per communication of February 2, 1977. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

HEARINGS - PLANNING:

27. REQUEST OF CARRIAGE REALTY TO AMEND THE PARK AND RECREATION SECTION OF THE ENVIRONMENTAL RESOURCES ELEMENT OF THE GENERAL PLAN OF THE CITY OF TORRANCE IN RE: TENTATIVE TRACT NO. 32785.

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

Staff presentations were made by Park and Recreation Director Barnett and Planning Director Shartle. It was the request of Mr. Barnett that this matter be deferred to permit further discussions with the appropriate Commission and the Finance Committee regarding pertinent considerations in the matter of the proposed additional park land.

Mr. Steve Steppe, Coldwell Banker, 21825 Hawthorne Boulevard, reviewed past efforts and communication problems, and noted compliance with all Staff recommendations to this point. Also noted by Mr. Steppe was the need for a decision regarding the park in order that the Planning Commission will consider the tract map for the subject property, such hearing now scheduled for February 16th.

Property owner Mel Black, 3045 Lazy Meadow Drive, advised the Council of his long standing efforts to find a competent builder for this property. Mr. Black further advised, at Councilman Wilson's question, that he will investigate the present need for improvement of the property now used for storage of recreational vehicles.

It was the direction of the Council that this item be expedited via the Finance Committee and Park and Recreation Commission (both bodies having meetings scheduled for February 9th), and returned to the Council on February 15th. Councilman Brown so MOVED; the motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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The meeting was regularly adjourned at 10:45 P.M.

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Ava Cripe
Minute Secretary

10.

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Approved:

Ken Miller
Mayor of the City of Torrance

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