

I N D E X

City Council - September 13, 1977

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Adjourned at 11:20 P.M.

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Ava Cripe  
Minute Secretary

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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, September 13, 1977, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Brown, Geissert, Rossberg, Wilson and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

Sr. Associate Transportation Engineer Collins led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend John O'Byrne, St. Catherine Laboure Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Wilson moved to approve the minutes of August 2, 1977, as recorded. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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.

7. COUNCIL COMMITTEES:

No reports.

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At this point in the meeting, Mr. Ben Haggott, Director, Metropolitan Water District, reported on the recent damage to the Metropolitan aqueduct at the Colorado River and the time schedule for its repair.

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PRESENTATION:8. PRESENTATION TO MS. RENEE ATKINS.

A framed, cancelled Bicentennial envelope and an appropriate plaque were presented by Mayor Miller to Ms. Renee Atkins in recognition of her leadership in the recent successful Torrance postal address campaign.

PROCLAMATIONS:

9. NATIONAL LUPUS WEEK - September 18 through 24, 1977.

10. CONSTITUTION WEEK - September 17 through 23, 1977.

So proclaimed by Mayor Miller.

FISCAL MATTERS:11. SETTLEMENT OF CLAIM - Clotilde Navarrette.RECOMMENDATION OF CLAIMS BOARD:

The City of Torrance Claims Board has considered this matter and has recommended its approval. The Plaintiff in this matter will satisfy the Medical liens from her recovery. It is recommended that payment of a settlement amount of \$7,500 to Clotilde Navarrette be approved. The Council must approve all settlements to individual claimants which exceed \$5,000.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

12. RESOLUTION re: Deferred Compensation Plan for Management Employees.RESOLUTION NO. 77-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A SALARY REDUCTION INVESTMENT PROGRAM FOR CERTAIN EMPLOYEES AND PROVIDING FOR THE EXECUTION OF THE NECESSARY AGREEMENT TO IMPLEMENT THE PLAN

MOTION: Councilman Wilson moved for the adoption of Resolution No. 77-182. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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PARK AND RECREATION MATTERS:

13. RESOLUTION re: Lease with American Standard.

RESOLUTION NO. 77-183

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 EXTENSION TO A LEASE BETWEEN THE CITY AND AMERICAN-STANDARD FOR LEASE OF AMERICAN-STANDARD PROPERTY BY THE CITY FOR PARK AND RECREATION PURPOSES

Councilwoman Geissert moved for the adoption of Resolution No. 77-183. Her motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote.

14. RESOLUTION approving application for 1976 State Grant Moneys for Columbia Park Project Development.

RESOLUTION NO. 77-184

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING THE APPLICATION FOR 1976 STATE GRANT MONEYS FOR COLUMBIA PARK PROJECT

Councilman Wilson moved for the adoption of Resolution No. 77-184. His motion was seconded by Councilwoman Geissert; roll call vote was unanimously favorable.

PUBLIC HEARING ITEMS #15 THROUGH #22 WERE HELD FOR THE ADVERTISED HOUR OF 7:30 P.M.

ROUTINE MATTERS:

23. AWARD OF ANNUAL CONTRACTS FOR SPORTING EQUIPMENT.  
Ref. Bid #B77-39. Expenditure: \$36,461.67

RECOMMENDATION OF FINANCE DIRECTOR/BUYER:

That Council approve of awarding the following annual contracts for subject bid items included in list of record:

1. To Torrance Sport Shop in the total amount of \$11,548.22 including sales tax for the award of bid items #1-11, 13, 15, 16, 32, 33, 35, 37, 44, 46-48, 50-52, 55, 60, 61, 63-64, 73, 78, 79, 82, 83, 88-91, 66, 67 and 94-96.
2. To A B & S Sporting Goods, Inc. of Inglewood in the total amount of \$11,894.32 including sales tax for the award of bid items #14, 19, 20, 30, 31, 34, 38, 39, 41, 45, 54, 57, 58, 68, 69, 74-77, 84 and 86.

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3. To Al & Kenny's Sporting Goods of Long Beach in the total amount of \$7,590.69 including sales tax for the award of bid items #12, 17, 21, 24, 29, 36, 42, 43, 49, 56, 59, 62, 70-72, 80, 85, 93, 100, 101, 18, 65, 87 and 103.
4. To Hammatt & Sons, Inc. of Anaheim in the total amount of \$1,965.03 including sales tax for the award of bid items #97-99.
5. To Riviera Athletic Distributors of Torrance in the total amount of \$442.66 including sales tax for the award of bid items #40 and #102.
6. To Sport Fun, Inc. of Los Angeles in the total amount of \$3,020.75 including sales tax for the award of bid items #22, 23, 25-28, 53, 81 and 92.

24. IMPROVEMENT OF PARADISE PARK TENNIS COURTS.

RECOMMENDATION OF DIRECTOR OF PARK AND RECREATION:

1. That the City Council reject the bid from Contractor Larry Kreutzkamp, California Tennis Courts, in the amount of \$47,480; and
2. That the City Council authorize the call for new bids.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #23 and #24. His motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

25. City Manager Ferraro noted the forthcoming conference regarding the conversion of military property, to be held in Topeka, Kansas, with Mayor Miller in attendance, on behalf of the City of Torrance.

The hour of 7:30 P.M. having arrived, the Council returned to the public hearing items.

HEARINGS - PLANNING:

15. V 77-5, MICHAEL D. CAREY AND CLAIR A. BARRON.  
Request for approval of a Variance to allow the use of a guest house as an extra unit in the R-1 zone on property located at 23002 Doris Way. RECOMMENDED FOR DENIAL BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this was the time and place for the subject public hearing, and, following Staff presentation by Planning Associate Danielson, invited comments from the audience.

The proponent, Mr. Michael Carey, advised the Council that the subject property had been purchased for his ailing mother, and provided desired clarification pertaining to its purchase, the existing tenant serving as caretaker, proper presentation of this case, etc.

A petition with 32 signatures, to be added to an earlier petition of 115 signatures, all in favor of not granting V 77-5 was presented by Mr. Gerald King, 5036 Sharynne Lane. Mr. King reviewed the requirements of a variance, the R-1 atmosphere of the neighborhood, the absence of legal hardship in this case, etc. The recommendation of the Planning Commission should be supported by the Council, and the desires and wishes of the neighborhood should be supported, per Mr. King.

Council discussion was directed to variance requirements, following clarification by City Attorney Remelmeyer, with note of the fact that the kitchen facilities in the guest house appear to be the matter at issue.

Residents present to protest V 77-5 were: Frederick Hand, 23007 Doris Way; Ms. Lee Riley, 23001 Doris Way; Dean Call, 4925 Sharynne Lane; and Ms. Rose Hand, 23007 Doris Way.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved to uphold the decision of the Planning Commission and to DENY THE SUBJECT APPEAL. The motion was seconded by Councilman Brown, and roll call vote was unanimously favorable, "yes" being for denial.

It was the comment of Mayor Miller that the presence of kitchen facilities makes this guest house a second unit -- there would be no justification to him that any R-1 lot in the City should become automatically usable as two units on a lot. General concurrence with these remarks was indicated by the Council.

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The hour being 8:15 P.M., the Council recessed, and reconvened as the Redevelopment Agency, returning to its agenda at 8:16 P.M.

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HEARINGS - OTHER THAN PLANNING:

- 16. AIRPORT OVERLAY ZONE to be used as a planning device to ensure compatible land usage in the Airport vicinity.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION/PLANNING

DIRECTOR/DIRECTOR OF BUILDING AND SAFETY:

That Staff be directed to:

- 1. Draft an Airport Noise Overlay Zoning Ordinance that, at minimum, would include the zones and related land

- use guidelines presented in Attachment B.
- 2. Forward the draft ordinance to the Environmental Review Board for an assessment of its potential environmental impact.
- 3. Process the draft ordinance through the Planning Commission before returning to the City Council for adoption.

Mayor Miller announced that this was the time and place for the subject public hearing, and, following Staff presentations by Airport Manager Critchfield and Planning Director Shartle, invited comments from the audience.

Speakers were:

Mr. Joe Arciuch, representing Southwood Riviera Homeowners Association: Reviewed the above presentations, and desired clarification was provided.

Mr. James R. Matheson, 25908 Matfield Drive: There appears to be an absence of problems relative to noise.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to concur with the above stated Staff recommendations. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

- 17. AIRPORT MASTER PLAN FOR T-HANGARS - City ownership vs. private ownership.

RECOMMENDATION OF FINANCE DIRECTOR:

In order to exercise greater control over aircraft based in Torrance and increase the availability of funds for implementation of the Airport Master Plan, the Finance Department recommends:

- 1. The existing City Council Policy be changed to allow City construction and operation of T-hangars.
- 2. That Airport Revenue Bonds be sold to provide the construction financing.

Mayor Miller announced that this was the time and place for the subject public hearing, and, following Staff presentations by Airport Manager Critchfield, Finance Director Dundore, Sr. Accountant Murdoch, and Director of Transportation Horkay, invited comments from the audience.

Speakers were:

Mr. John M. Jones, Jones Aviation: Reaffirmed the contents of his September 3rd communication, of official record.

Mr. James R. Matheson, 25908 Matfield Drive: Why limit the plan to just the Airport -- why doesn't the City own all the houses in the City and use these same figures?

Mrs. Alice Maquire, Riviera Homeowners Association: City-owned T-Hangars are a very good idea; however, the Association is very strongly opposed to any additional T-Hangars.

Mr. Joe Arciuch: Another look at the EIR, based on growth at the Airport, was recommended. Concurrence with the Staff recommendation was expressed by this speaker.

Mrs. Betty Sanders, Torrance Pilots Association: Recommended that private enterprise be allowed to build the T-Hangars.

Mr. Bill Moss, 157 Via Monte d'Oro: The private enterprise system was recommended by Mr. Moss.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

It was the recommendation of Councilman Rossberg, concurred in by the Council, that this item be referred to the Transportation Committee, in view of its complexity, for further review and recommendation. Mr. Rossberg so MOVED; the motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

Specific items of concern were: legal aspects, verification of figures submitted, controls, financial impacts, proper balance between tiedowns and T-Hangars, revenue bonds, etc.

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The hour being 9:45 P.M., a 10-minute recess was ordered by Mayor Miller.

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18. UNDERGROUND UTILITY DISTRICT NO. 8 AT CHARLES H. WILSON PARK.

Mayor Miller announced that this was the time and place announced by the Council at its August 23, 1977 meeting, when and where any and all persons having any protests or objections to the proposed Underground Utility District may appear before the City Council of the City of Torrance and show cause why the subject area should not be designated an Underground Utility District.

Proof of Publication was presented by City Clerk Coil. Mr. Coil also advised that no written protests had been received.

The City Engineer's Report was received and filed, on a MOTION by Councilman Armstrong, seconded by Councilman Wilson, and unanimously approved by roll call vote.

Mayor Miller then inquired if anyone wished to speak for or against the designation of this area as an Underground Utility District; there was no response.

Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

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

RESOLUTION NO. 77-185

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DESIGNATING CHARLES WILSON PARK AS AN UNDERGROUND UTILITY DISTRICT AND ORDERING THE REMOVAL OF POLES, OVERHEAD WIRES AND ASSOCIATED OVERHEAD STRUCTURES WITHIN THE DESIGNATED AREA AS PROVIDED IN SECTION 77.1.21 OF THE TORRANCE MUNICIPAL CODE

Councilman Armstrong moved to waive further reading of Resolution No. 77-185. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

MOTION: Councilman Armstrong moved for the adoption of Resolution No. 77-185. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

APPEALS - PLANNING:

19. PP 77-23, Dr. and Mrs. John Keddington. Appeal of Planning Commission approval of a Precise Plan of Development to allow the construction of an addition to an existing single-family dwelling in the R-1 zone on property located at 606 Via los Miradores. APPROVED BY THE PLANNING COMMISSION.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department Staff has worked with Dr. Keddington and his alternate plans to obtain the needed area where it is required and to the least objection to his neighbors. The revised plans, when viewed in silhouette, are not acceptable to either the appellant or the adjacent neighbors to the south. Staff feels that both alternatives offer a minimum of intrusion, however, recommends that the original plan as approved by the Planning Commission be approved because it is the most aesthetically acceptable and is not an unreasonable intrusion of the appellant's view. It is recommended that the Council DENY THE APPEAL and approve the original plan over the garage with the following conditions:

1. That the use of the subject property for a single-family residence shall be subject to all conditions of PP 77-23 and amendments thereto or modifications thereof, on file in the Planning Department of the City of Torrance, and that no construction or use above, beyond, in addition to, or differing from that stipulated in said Precise Plan of Development shall be permitted without prior Planning Commission approval;

2. That smoke detectors be provided adjoining all bedroom areas; and
3. That any trees or shrubbery on the subject property that have a potential of blocking views be trimmed.

Mayor Miller announced that this was the time and place for the continued hearing in this matter, and, following Staff presentation by Planning Associate Danielson, invited comments from the audience.

The proponent, Dr. John Keddington, confirmed his consideration of alternate plans, with the resultant finding that the original plan is the most desirable and equitable for all concerned.

Mr. William J. Wallace, 161 Via Pasqual, stated that he favored the original plan, rather than the alternatives presented. Like approval was expressed by Ms. May Buckley, 165 Via Pasqual, and Mr. E.H. Rosenthal, 209 Via Mesa Grande.

Mr. Bruce Lane, the appellant in this case, reaffirmed his strong objections to the proposed addition (original plan), these objections being of official record. The "second plan" was recommended by Mr. Lane.

The last speaker was Mr. Frank Swanson, planner for Dr. Keddington, who reviewed the extensive efforts in trying to achieve a satisfactory and acceptable addition in this matter.

There being no one else who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the Planning Department, approval of the original plan subject to conditions. The motion was seconded by Councilman Armstrong, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Brown,  
Geissert, Wilson; Mayor Miller.  
NOES: COUNCILMEMBERS: Rossberg (a sizable amount of view  
is lost by the original plan, in  
his opinion).

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20. PP 77-14, BILLY S. FOSTER.

Appeal of Planning Commission approval of a Precise Plan of Development to allow the construction of an addition to an existing single-family dwelling in the R-1 zone on property located at 326 Via San Sebastian. APPROVED BY THE PLANNING COMMISSION.

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

Mayor Miller announced that this was the time and place for the continued public hearing on PP 77-14. Planning Associate Danielson advised that the alternative solution proposed by the proponent has met with the approval of neighbors, Mr. and Mrs. Phillips.

This concurrence was acknowledged by Mr. Phillips, and there being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Councilman Brewster expressed concern regarding the possibility that the rear windows on the second story might intrude on the neighbor's rear yard privacy -- it was confirmed by Mr. Foster that these will be high casement ventilation windows.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Department for denial of the appeal and approval of the submitted alternative plan, subject to Staff conditions. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

21. D 77-15, HOMER H. AND EVELYN M. SCHOOLEY.

Appeal of Planning Commission denial of request to divide to two parcels property in the R-1 zone located at 2550 El Dorado Street. DENIED WITHOUT PREJUDICE BY THE PLANNING COMMISSION.

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

Mayor Miller announced that he would abstain in this matter in that he owns property within 300 feet of the subject property. Mayor Pro Tem Rossberg assumed leadership of the meeting, and, following Staff presentation by Planning Associate Danielson, inquired if anyone wished to be heard.

Mr. John Alter represented the partnership known as 1455 Crenshaw Boulevard, owners and developers of the "Alter Realty, Inc. property" -- they are presently constructing two two-story office buildings in the subject area. A solution to the problem of a landlock parcel has been achieved, per Mr. Alter,

in the following manner: Make the rear lot (Parcel B) a parcel to the development that is designated "Alter Realty, Inc. property", and to grant to Parcel B a 10-ft. flag on the southerly edge of the Alter property all the way out to Crenshaw -- in addition, a pedestrian and utility easement would be granted across the western edge of Parcel A 4 ft. in width.

Mr. Ed Greene, Madrona Homeowners Association, stated that there does not appear to be any imposition on any residents in the immediate area providing that Parcel B is indeed a residential-type development. Mr. Greene then reviewed the problems presented by land-locked parcels, flag lots, etc., and stated their opposition to any scheme which would place additional traffic on this private road just to enable access for the proposed lot split, and the rejection of any such alternate plan was urged. The proponent, Mrs. Evelyn Schooley responded to the above comments and provided appropriate clarification.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Mayor Miller abstained).

The need for further input was acknowledged by the Council.

Councilman Armstrong MOVED to refer this matter to the Public Works Committee. The motion was seconded by Councilman Brown, but FAILED TO CARRY by way of the following tie vote:

AYES: COUNCILMEMBERS: Armstrong, Brown, Wilson.  
 NOES: COUNCILMEMBERS: Brewster, Geissert, Rossberg.  
 ABSTAIN: COUNCILMEMBERS: Mayor Miller.

MOTION: Councilman Brown moved that the subject matter be continued for three weeks -- to the Council meeting of October 4, 1977, a 5:30 P.M. meeting - in order to have Staff report back re: Mr. Alter's proposal and any possible alternatives. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Mayor Miller abstained).

Concurrence with the above continuance was indicated by both Mr. Alter and Mrs. Schooley.

APPEALS - OTHER THAN PLANNING:

22. RIGHT TURN ONLY Driveway Access on Madrona Avenue from Carson Street to 300 feet Southerly.

Appeal of Traffic Commission action by legal counsel for Carson Associates: Mayor Miller inquired if there was anyone present on this matter; there was no response.

Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved to DENY THE APPEAL, and to concur with the recommendation of the Traffic Commission, Police Department and Department of Transportation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

(Items #23, 24, and #25 heard earlier in the meeting - See Pages 3,4.)

ORAL COMMUNICATIONS (Cont.)

26. Councilwoman Geissert pointed out the need of the Mounted Posse for a temporary site and the possibility of stables being available at the County's new Rolling Hills facility. It was the request of Mrs. Geissert that the City contact Supervisor Hayes re: Torrance input in the planning process. There were no objections, and it was so ordered.

It was the suggestion of Councilman Wilson that the City site at Del Amo and Van Ness might be made available to the Mounted Posse on an interim basis.

27. Councilman Rossberg noted the activities at the Airport in recognition of the Spirit of St. Louis.

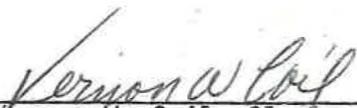
28. Councilman Wilson requested appropriate recognition for the North Torrance Girls Softball - National Champions.

29. Mr. John Alter invited all present to the SETHA Swap Meet on September 17th at Hull School.

30. Mr. Joe Arciuch reviewed his concerns relative to the noise abatement program, and expressed his desire that the material be made available to him. Mayor Miller advised him that same would be available to him on Monday, September 19th.

The meeting was regularly adjourned at 11:20 P.M.

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

APPROVED:

  
Mayor of the City of Torrance

Ava Cripe  
Minute Secretary

12.

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