

I N D E XCity Council - November 8, 1977

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Adjourned at 1:20 A.M.

Ava Cripe
Minute Secretary

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCILOPENING CEREMONIES:1. CALL TO ORDER:

The Torrance City Council convened in a Regular Meeting on Tuesday, November 8, 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. Administrative Assistant Payne led in the salute to the flag.

4. INVOCATION:

Reverend Gordon Dalbey, Seaside Community Church, provided the invocation.

STANDARD MOTIONS:5. APPROVAL OF MINUTES:

Councilman Armstrong moved to approve the minutes of September 20, 1977 and October 4, 1977, as recorded. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

6. MOTION TO WAIVE FURTHER READING:

Councilman Brown 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 Armstrong, and roll call vote was unanimously favorable.

7. COUNCIL COMMITTEES:Ad Hoc - Appointed Groups:

Will meet on November 9th at 5:30 P.M.

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Finance Committee:

Meeting scheduled for November 10th at 5:30 P.M.

8. POSTPONEMENTS: None were announced.

PRESENTATION:

9. PRESENTATION OF FINE ARTS COMMISSION AWARDS recognizing individuals and organizations that have been outstanding in the advancement of the Arts.

On behalf of the Fine Arts Commission, Chairperson Ann Adam presented plaques to Ms. Iris Willis, Ms. Mary Ogawa, and the Torrance Sister City Association (accepted by Ms. Mikko Haggott) for their artistic achievements.

PROCLAMATIONS:

10. BUNKA-SAI JAPANESE CULTURAL FESTIVAL DAYS - November 12 and 13, 1977.
11. TEEN CHALLENGE WEEK - November 13-20, 1977.
12. ALCOHOLISM ACTION WEEK - November 14-20, 1977.
13. YOUTH APPRECIATION WEEK - November 14-20, 1977.

So proclaimed by Mayor Miller.

PUBLIC WORKS:

14. RESOLUTION re: Railroad Crossing Protection at Santa Fe Harbor Branch Line Crossings of Sonoma Street and Washington Avenue.

RECOMMENDATION OF CITY ENGINEER:

1. That \$9,000 be appropriated from 2107 Gas Tax Funds for the referenced project.
2. That the action be designated Item II of Project No. 11 of the ACTION PLAN.
3. That the subject resolution authorizing and directing the execution of Supplement No. 1 of Local Agency - State Agreement No. 07-5249 be adopted.

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

RESOLUTION NO. 77-230

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THAT THE MAYOR AND CITY CLERK EXECUTE AND ATTEST SUPPLEMENT NO. 1 TO LOCAL AGENCY-STATE AGREEMENT NO. 07-5249 BETWEEN THE CITY OF TORRANCE AND THE STATE OF CALIFORNIA

MOTION: Councilman Wilson moved to concur with the above stated recommendation of the City Engineer and for the adoption of Resolution No. 77-230. His motion was seconded by Councilman Brown, and roll call vote was unanimously favorable.

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REAL PROPERTY:

15. RESOLUTION re: La Casa de Vida Athletic Club Airport Commercial Lease.

RESOLUTION NO. 77-231

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AMENDMENT TO AIRPORT LEASE DATED DECEMBER 1, 1977, BETWEEN THE CITY OF TORRANCE AND LA CASA DE VIDA, A CALIFORNIA CORPORATION

Councilman Armstrong moved for the adoption of Resolution No. 77-231. His motion, seconded by Councilwoman Geissert, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Rossberg, Wilson; Mayor Miller.
NOES: COUNCILMEMBERS: None.
ABSTAIN: COUNCILMEMBERS: Brown.

MOTION: Councilman Brewster moved to concur with the recommendation of the Land Management Team: Approval of the La Casa de Vida building plans, said plans being in compliance with the terms of that certain lease agreement dated July 1, 1977 and authorized by City Council Resolution No. 77-115. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable, with Councilman Brown abstaining.

FISCAL MATTERS:

16. REVISED WATER RATE STRUCTURE.

RECOMMENDATION OF PUBLIC WORKS COMMITTEE:

Based on extensive study and deliberations of the subject matter, the Public Works Council Committee recommends that your Honorable Body:

1. Adopt subject Resolution establishing a water rate structure per Alternative C as discussed in November 8th communication, of record, retroactively effective November 1, 1977;
2. Appropriate from the Water Revenue Fund the amount of \$287,000 for funding of the following capital improvement projects:

a. New Well No. 7	\$220,000
b. Repair/Refurbish Elm Avenue Tank	40,000
c. Abandon and Destruct Well No.2	7,000
d. 1,300 Lin. Ft. of 16-inch Main, Van Ness Avenue from Del Amo Boulevard south (City share of \$71,500 total estimated cost)	20,000
Total	<u>\$287,000</u>
3. Direct Staff to provide the City Council with an in-depth review of the financial consequences

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of the new water rate structure no later than March 1, 1978;

4. Direct Staff to provide the City Council with a complete review of the water rate structure with analysis and recommendation(s) in time to be studied by the Council before any decisions need to be made regarding rate changes for July 1978.

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

RESOLUTION NO. 77-232

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE REPEALING RESOLUTION NO.
76-221 AND ALL AMENDMENTS THERETO IN ORDER
TO MODIFY RATES AND CHARGES FOR WATER

MOTION: Councilman Armstrong moved for the adoption of both the Committee Report and Resolution No. 77-232. His motion was seconded by Councilwoman Geissert.

Prior to roll call vote on the motion, it was the comment of Councilman Brewster that he would have to vote against that portion of the Committee's recommendation which has to do with increased water rates. Mr. Brewster further stated that he has no quarrel with the lifeline concepts, standby charges, and some of the other recommendations of the Committee, but it is his belief that the Committee, in its deliberations, was somewhat constrained by established policies; as a result, decisions were not based on whether or not the water rate per se should be raised at all, but it is just a question of how and how much. Other options have not been explored, per Mr. Brewster: how can the needed monies be saved, somewhere along the line, by the department; review of General Fund contributions; reappraisal of free water used by the City; etc. Discussion ensued, and it was generally agreed that these matters should be reviewed by the Finance Committee at a later date.

Councilman Rossberg commented on what he termed the ridiculously high reserve, the rate reduction for some 17,000 users with increases for everyone else, and the as yet unanswered questions surrounding this matter.

Committee review, with input from Councilmen Brewster and Rossberg as to how funds can otherwise be raised, was favored by Mayor Miller. The Mayor indicated his support of the Committee findings, but felt all alternatives should be investigated.

Councilman Armstrong's MOTION for the adoption of the Committee Report and Resolution No. 77-232 carried, with roll call vote as follows:

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

MOTION: Councilman Brown moved to refer the concerns expressed by Councilmen Brewster and Rossberg to the Finance Committee. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

MOTION: Councilman Armstrong moved that the proposed Water Conservation Ordinance be tabled, as recommended by the Public Works Committee. The motion was seconded by Councilman Brown; roll call vote was unanimously favorable.

MANPOWER MATTERS:

17. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 77-233

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 CAPITOL METALS COMPANY, INC.

Councilman Wilson moved for the adoption of Resolution No. 77-233. His motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

MATTERS NOT OTHERWISE CLASSIFIED:

18. SOUTH BAY COUNTY.

RECOMMENDATION OF COUNCIL AD HOC COMMITTEE RE: SOUTH BAY COUNTY.

As a matter of procedures, your Committee recommends:

1. The Council Ad Hoc Committee re: South Bay County will meet as frequently as practicable so as to hear citizen input and study matters coming before the Formation Commission such that the full City Council may reach appropriate determinations. To that end, the Committee would direct Staff to give a thorough notification of Committee meetings so as to encourage Torrance citizen input.

2. The Chairwoman (or a Committee member) will attend the Formation Commission meetings for the purpose of clarifying the City's position on matters acted upon by the entire City Council. This recognizes that in certain cases the Mayor will present the City's case to the Commission.

In regard to the matters scheduled for the November 10 Commission meeting:

1. Elected Officials: Urge the Commission to limit the first South Bay County election to the five Supervisorial positions.

2. Boundaries: Reaffirm that the entire City of Torrance remain within the proposed new County and ask that the Commission explore the legal possibility of including the

remainder of El Camino College into the proposed new County.

3. County Seat: That the City of Torrance be designated with a preference for the Civic Center vicinity.

4. Staffing: That, in order to ensure no conflict of interest, the Commission employ outside technical expertise for such tasks as legal counsel, engineering and financial compilations rather than relying on reports from L.A. County staffs.

5. Meetings re: "Determinations": The Commission should hold specific meetings (preferably reach its findings) in the South Bay area to consider each of the "determinations". These important matters should not be considered solely in the atmosphere of the Los Angeles County complex in downtown Los Angeles.

Mr. Jim Walker expressed support of the Ad Hoc Committee findings, speaking on behalf of the South Bay Study Committee -- the concerns expressed are shared by them.

MOTION: Councilwoman Geissert moved to concur with the Committee's report. The motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

19. ORDINANCE NO. 2791.

ORDINANCE NO. 2791

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS OF PART V OF CHAPTER 7 DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR EMPLOYEES REPRESENTED BY THE TORRANCE MUNICIPAL EMPLOYEES LOCAL 1117 (AFSCME)

Councilwoman Geissert moved for the adoption of Ordinance No. 2791 at its second and final reading. Her motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:

20. FURTHER MODIFICATION OF TRACT #32881, ART VALDEZ.
Request to reduce the required 8-foot block wall around the south, east and west property lines on property located on the south side of Del Amo Boulevard, east and west side of Earl Street.

RECOMMENDATION OF PLANNING STAFF:

APPROVAL OF THIS REQUEST, modifying the requirement for an 8-foot high block wall adjacent to the east, west and south property lines. Additionally, Staff recommends that adjacent to the lumber yard retaining wall on the

south property line a minimum 5-foot high block wall be provided on top of the existing retaining wall to insure screening of the adjacent land uses and adequate safety from the adjacent land use. Additionally, Staff recommends that the insides of the walls facing the subject property shall be stuccoed in a color and texture to match the Del Amo Boulevard wall with the walls facing the South Bay Junior Academy and Grace Wright Elementary School, also stuccoed to match the Del Amo Boulevard wall.

Representing the proponent, Mr. Paul Woodson indicated problems presented by the requirement that the inside walls be stuccoed in a color and texture to match the Del Amo Boulevard wall, in that a darker colored block wall has already been purchased. Mayor Miller ascertained that this was a new requirement, and deemed interior wall decorating a matter between the developer and the purchaser of the property.

Next reviewed by Mr. Woodson was their desire to revise the 8' wall height requirement, per November 2nd communication, of record. Planning Director Shartle indicated concurrence with the request; the important point is that it be a decorative wall.

Council discussion ensued, and the following action resulted:

MOTION: Councilman Armstrong moved to concur with the recommendations of Planning Staff, with the following modification: That the interior walls of the tract be constructed as proposed by the developer (Spanish brown cinder block walls), and that the walls facing to the east and west be split-face concrete block. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

* * * * *

The hour being 8:50 P.M., the Council recessed and reconvened as the Redevelopment Agency. A recess followed at 8:51 P.M., and the Council returned to its agenda at 9:05 P.M.

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HEARINGS - PLANNING:

21. CUP 77-44, LUDWIG F. KEEHN. Appeal of request for approval of a Conditional Use Permit to allow the construction and operation of a golf driving and training range in the A-1 zone on property located approximately 300 feet south of Torrance Boulevard and 120 feet west of Palos Verdes Boulevard, known as Bishop Montgomery High School Sump. APPROVED BY THE PLANNING COMMISSION WITH CONDITIONS.

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

Planning Director Shartle reported on meeting with neighbors and applicants regarding major points of concern -- Staff now recommends approval with operations limited to daytime hours only. City Attorney Remelmeyer advised that he is still awaiting an answer from the Title Company re: ownership of access easement.

Mayor Miller announced that this was the time and place for the continued public hearing on CUP 77-44, and invited comments from the audience.

The proponent, Mr. Ludwig Keehn, provided desired clarification regarding residential property adjacent to the subject property purchased by him, parking, lighting, exiting golf balls, etc.

Other speakers were:

Mr. David Rice, Rice Mortuary, 5310 Torrance Boulevard: Questioned the actual width of the easement, would it be paved as an access, would two lanes be developed -- a 20-ft. width was confirmed by Staff, as was the fact that there would be paving and two lanes. Mr. Rice indicated concurrence with any "wise and prudent" decisions relative to ingress and egress to the property.

Mr. William Murach, vice principal, Bishop Montgomery High School: They are not opposed to the development of the sump, if certain provisions are met -- these provisions pertained to homeowner approval, resolution of the 20-ft. easement, adequate fencing and protection for school facilities, and advance notification re: meetings on this matter.

Mr. Bob Farrell, 21321 Anza Avenue, representing Southwood Homeowners Association: They have not taken a stand in this matter; their concern is that homeowner views are expressed and considered.

Mrs. Mary Perrault, 21321 Palos Verdes Boulevard: Questioned the number of driving tees, and was advised that there were no more than appeared in the original application. This project is simply "not wanted" by her and her neighbors.

Mr. Andy Perrault, 21321 Palos Verdes Boulevard:
Reviewed the likelihood of rodents on this site which might end up in neighborhood back yards.

Mr. Roy Lee, Palos Verdes Boulevard: Expressed his opposition to the proposed project -- there will be traffic, gas fumes, etc.

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

It was the comment of Councilman Armstrong that, standing by itself, this is a great project; however, the substantial residential development around this site will be immediately and directly impacted. For that reason, Mr. Armstrong MOVED TO DENY CUP 77-44. The motion was seconded by Councilwoman Geissert, but failed to carry (see roll call vote below).

Speaking in opposition to the motion were Councilman Wilson who noted the continual search for recreational facilities for Torrance residents; Councilman Rossberg, deemed the development of the sump imperative and a manner of putting the land to a practical use; Councilman Brewster stated that the City must move ahead in devising ways of utilizing sump land areas, and the proposed activity is probably the least offensive to surrounding land uses. Mayor Miller commented on the scarcity of open space and the inevitable use of the subject land, a fact which must be conceded by the residents -- the proposed use is most desirable in many aspects and would have a minimal impact on the residents, in his opinion.

Councilman Armstrong's MOTION FAILED TO CARRY, with roll call vote as follows:

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

MOTION: Councilman Brewster moved for conceptual approval of the subject project, subject to progressing forward, on a step by step basis, beginning with the initial resolution of the ball control and exiting problem, along with review of the grade problem on the access road, as well as resolution of the easement problem. This conceptual approval is also subject to all Staff conditions. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Councilmembers Armstrong, Brown and Geissert indicated that their affirmative votes were based on the "conceptual approval" aspect and the fact that this item will be returned to Council.

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22. CUP 68-15, RAMI RODRIQUEZ, dba MI CASITA CAFE. Appeal of Planning Commission revocation of a Conditional Use Permit granted in 1968 to allow the operation of a liquor establishment without the service of food on property located at 24650 Crenshaw Boulevard. REVOCATION DUE TO THE INSUFFICIENT PARKING AND LACK OF AGREEMENT FOR JOINT USE OF PARKING FACILITIES IN THE AREA.

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. Planning Director Shartle reported the revised parking arrangements now submitted by the proponent -- substitute parking is now proposed east and to the north of the development. Further, per Mr. Shartle, the Planning Department has some major concerns regarding the revised parking; and the revised parking plan has not been shown to the Planning Commission. City Attorney Remelmeyer confirmed the need for Planning Commission review prior to Council consideration of the new material.

MOTION: Commissioner Brown moved to refer Item #22 back to the Planning Commission. The motion was seconded by Councilwoman Geissert.

Mr. John Palenko, attorney for the proponent, concurred in the above action deeming this in the best interest of all parties concerned.

Representing the Palos Verdes Bowl, Attorney Taylor Daigneault questioned the merits of the new material regarding alternate parking arrangements now presented, with note of the long drawn-out progress of this case. It was also pointed out by Mr. Daigneault that there has been an extremely detrimental economic impact to his client - the Council should move on the appeal, as originally presented, on its merits.

Procedures were reviewed; City Attorney Remelmeyer reaffirmed his recommendation that this item be returned to the Planning Commission, based on established Council practice.

It was the request of Police Chief Nash that the proponent, during the interim period comply with condition #8: "That the applicant shall hire private security officers, said security officers to be present on the subject property during all hours of operation." The proponent, Mr. Rami Rodriguez, confirmed that he would provide such private security officers to insure that his customers are not parking on the Palos Verdes Bowl property. Mr. George Brandt, general manager, Palos Verdes Bowl, concurred in the recommendation, and it was indicated that they would like at least 4 security guards at the standard rate paid for by the applicant until such time as there has been Planning Commission review of the application. Agreement was indicated by Mr. Rodriguez, and it was agreed that the details should be worked out by Police Chief Nash.

Roll call vote on Councilman Brown's motion to refer Item #22 back to the Planning Commission was unanimously favorable.

MOTION: Councilman Brown moved that the applicant and the Palos Verdes Bowl property owner arrive at an agreement approved by the Chief of Police regarding security services -- the Chief to determine the guidelines, and in the event of disagreement, the matter shall be returned to the Council. The motion was seconded by Councilman Armstrong; roll call vote was unanimously favorable.

23. ZC 77-9, HOME SAVINGS AND LOAN ASSOCIATION. Request for approval of a change of zone from R-3 to P-1 to allow the use of property located at 1101 Cravens Avenue for parking. RECOMMENDED FOR APPROVAL 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 inquired if anyone wished to be heard. 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 concur with the recommendation of the Planning Commission for approval of ZC 77-9. His motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

24. CUP 77-45, OLIVER & WINSTON, INC. dba Winston Delta Tire Company.

WITHDRAWN, at the request of the applicant.

25. CUP 77-66, BEACH CITY MOPEDS. Appeal of Planning Commission denial of a request to operate a moped sales business in the C-3 zone on property located at 4807 Torrance Boulevard. DENIED 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 presentations by Planning Director Shartle and Planning Associate Danielson, invited comments from the audience.

The applicant, Mr. Robert Gaines, provided clarification regarding the moped vehicle, his past sales experience, etc.

Mr. Gaines also described the positive aspects of mopeds -- their popularity, economy, legality -- with note of the fact that there is not a large volume of sales.

Council discussion was directed to the unusual considerations in this type of business, it ultimately being agreed that the conditions imposed would provide sufficient control.

Mr. Lowell Hunt, 21020 Donora, noted the dense apartment development in this area, and requested that consideration be given to safety and noise factors.

Mr. Bob Peters, 3444 Redondo Beach Boulevard, noted the necessity that a businessman might have to repair a bicycle or moped in order to honor the guarantee. The proponent should be permitted to operate his business as he has done in the past, per Mr. Peters.

Mr. Amos Rossberger, 21029 Donora, expressed concern regarding the high degree of traffic in the subject area.

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

MOTION: Councilman Armstrong moved to grant the subject appeal and to approve CUP 77-66, subject to Staff conditions #1 through #8 as presented at the Planning Commission meeting of October 5, 1977. The motion was seconded by Councilwoman Geissert, and roll call vote was unanimously favorable.

HEARINGS - OTHER THAN PLANNING:

26. CONTINUED PUBLIC HEARING - FINANCIAL ELEMENT OF THE 1977 AIRPORT MASTER PLAN.

Mayor Miller announced that this was the time and place for the Continued Public Hearing on the Financial Element of the 1977 Airport Master Plan. Staff presentation was provided by Director of Transportation Horkay.

The comments of Mr. Tom Nosek, representing the Riviera Homeowners Association, appear verbatim in these minutes, as requested by this Association:

"The point I do want to discuss, briefly, is the concern we have stated before about the zeal of the Staff, which has apparently been picked up by the Council, about one certain element that has been included in the Financial portion of the Plan -- and that's the question of Landing Aids. The company that I work with has somewhat similar things to the Landing Aids issue in that we sell high technology items to users, and when we do sell, we normally address two areas: first of all, does the system that we are selling meet a certain requirement, and, secondly, what is the overall cost of ownership?

"As I said before at a meeting some months ago, we thought that the Council has made a serious technical error in specifically

adopting the recommendation to install the Landing Aids imbedded in various resolutions that the Council has made which consist of certain general comments about objectives of the Airport, and a specific technical recommendation to install Landing Aids, which we think is premature. First of all, because, to my knowledge, the FAA or the Staff has not presented specific technical requirements which the Landing Aids will satisfy. It is our contention that a General Aviation clear weather Airport, such as we want Torrance to be, does not need sophisticated Landing Aids represented by a full ILS system. The terminology that these are noise abatement aids is misleading -- what they are are devices to improve the accessibility to the Airport in conditions of poor weather and limited visibility. Those are precisely the conditions that we don't want to see Torrance operating in. I believe neither the FAA nor the Staff has presented specific technical requirements that say that a general aviation airport like Torrance needs these items of sophisticated technology. It is our contention that they do not.

"Secondly, I would like to address the question of cost of ownership. It appears that since the FAA is paying for this, these are essentially free, but again we would contend that the FAA is in the position of selling these aids to the City of Torrance, even though they are paying for them. Of course, they are going in on City property and they will be used to run a City-owned facility - the Airport. Now the FAA has a constituency, as do many other elements of the Washington government, and the FAA constituency consists of large airlines, business associations, aircraft manufacturers and pilots, and I think properly so, and it's the objective of the FAA to promote a nationwide effective transportation system. It's the objective of our homeowners association to, in general, keep the Torrance Airport out of such a system. And here is where we run into a bone of contention with the FAA about the requirements for these systems. The cost that I refer to, and the question our association would very much like to have the Council address to either Staff or Mr. Remelmeyer, or both, is whether or not the installation of these aids, which we believe to be unnecessary, will modify in any respect the ability of the City of Torrance to control the Airport under the conditions of the resolution in the noise ordinance -- namely, will the City of Torrance have the ability to effectively unplug these aids during periods of curfew, and will they have the ability to deny the use of these aids to aircraft that violate the specific provisions of the noise ordinance or other restrictions that the City may put on the Airport?

"We're very concerned that the FAA, which is one of Washington's more ponderous bureaucracies, will seek to use the installation of these aids through such clauses as interstate commerce or Federal control of the airways as an attempt to significantly weaken or eliminate the provisions of the ordinance that the Council has already passed, and the other elements of the recommendations of the Council. We have not seen anything specific from the FAA yet -- several weeks ago there was a reference by the gentleman representing the City of Lomita to an editorial in the magazine 'Aviation Week' which mentioned the curfew of the City of Torrance, but he did not go

on; he mentioned that in passing. The editorial to which he referred was a speech by the president of the National Business Aircraft Association which commented about the effect of the actions of the City of Torrance on the NBAA business structure, and in that editorial he went on to urge members of his association, private pilots, and people associated with the airlines to lobby the FAA very strongly to overturn measures like this on legal grounds.

"I know Mr. Remelmeyer had commented about the ability of the City of Torrance to defend the provisions of the noise ordinance when asked by Council, and he went on at some length to say 'maybe' - maybe he could defend them because there appeared to be some possibility.

"I would hope that the Council would be concerned about the specifics of installing these aids now in terms of the effect that they are going to have on the ability of the City of Torrance to regulate the Airport. Why we need aids that are much more properly attuned to an all-weather airport, such as Long Beach or LAX where these aids are available for emergency, is not clear to the local homeowners. We are concerned that it will increase traffic during night periods and periods of poor visibility which, of course, is the purpose of the aids, and we're really concerned that the landing aids issue may be a Trojan Horse, in effect, either deliberately, or non-deliberately, by the FAA that will significantly degrade our control."

Mr. Ed Greene, 3205 Onrado Street: (Prepared statement of record). Deemed the Financial Element inadequate.

Mr. John LaResche, Torrance Heights Civic Association: Requested that the Council make a commitment to publicize the terms of the FAA grants for Navaids; from the Financial Element, it appears that over half the monies received by the Airport come from non-aeronautical leases, and, therefore, they are not dependent on the level of operation of the Airport for their revenues. As a result, per Mr. LaResche, there is no financial purpose for having any minimum level of operation at the Airport.

Mr. Dale Rudman, Torrance Area Chamber of Commerce: (Statement of record) Urged that the Council not adopt the Financial Element nor the Airport Master Plan until their expressed concerns can be investigated.

Mr. Bob Peters, 3444 Redondo Beach Boulevard: Recommended approval of the Financial Element as "something to start with".

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

MOTION: Councilman Wilson moved for the adoption of the Financial Element of the 1977 Airport Master Plan. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

27. CONTINUED PUBLIC HEARING - Resolution adopting the 1977 Airport Master Plan and Airport Layout Plan and lifting the moratorium on leasing and development.

Mayor Miller announced that this was the time and place for the subject continued public hearing.

Mr. Lee Dolley, City of Lomita, reaffirmed their position of record: the ~~MR~~ is inadequate. Further meetings with Torrance/Lomita representatives was urged prior to the adoption of this plan which likely will increase the noise in the City of Lomita. It was the general feeling of the Council that continuance would be in order to permit the further review desired by Mr. Dolley.

Mr. Joe Arciuch, 23521 Kathryn Avenue, reviewed the contents of the resolution and offered suggested revisions.

Mr. Robert J. Peters, 3444 Redondo Beach Boulevard, urged early implementation of the subject documents.

MOTION: Councilman Armstrong moved to continue Item #27 to November 22, 1977, a 7:00 P.M. meeting. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

ROUTINE MATTERS:

28. WITHDRAWN.
29. RELEASE OF SUBDIVISION BONDS - Tract 28536.
Subdivider: Watt Industries
Bonding Company: Aetna Insurance Company

<u>TYPE BOND</u>	<u>BOND NO.</u>	<u>AMOUNT</u>
Performance	S 75 65 01	\$308,000
Payment	S 75 65 01	154,000
Inspection	S 75 65 01	8,160
Construction- Excavation	CA 71115-22	35,000

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

30. PARCEL MAP NO. 8300.
Owner: Lewis Levenson
Engineer: Meurer Engineering
Location: South side of 239th Street between Pennsylvania and Arlington.
No. of Lots: 2

RECOMMENDATION OF CITY ENGINEER:

That Council approve Parcel Map No. 8300 and accept the dedications made thereon.

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

ORAL COMMUNICATIONS:

31. City Manager Ferraro reported on the recent formation of the State Transportation Commission, and the fact that Governor Brown is soliciting nominations to fill 8 positions on the new Commission.

The qualifications of Councilman Brewster for such a post were outlined by Mr. Ferraro, with the request that the City Council endorse the candidacy of George Brewster for appointment to the California State Transportation Commission. Staff would then interpret that endorsement as their authority to proceed as in past cases involving the Coastal Commission, the SCAG Executive Board and the Health Systems Agency. Councilman Wilson so MOVED; the motion was seconded by Councilman Armstrong. There were no objections, and it was so ordered.

Councilman Brewster expressed his appreciation for this Council support.

32. Councilman Rossberg reported on the success of the recent Civil Service Commission Workshop, and commended Civil Service Administrator Ghio for his efforts.

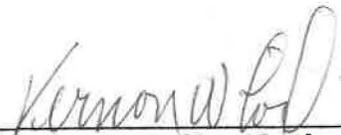
33. Councilman Wilson requested Staff follow through on a letter of complaint re: trespassing in the 3800 block on West 187th Street (City property) -- drainage problems were also reported.

34. Mayor Miller requested that Airport Master Plan items be heard earlier on the agenda.

35. It was the recommendation of Councilwoman Geissert that time consuming items, such as the Airport Master Plan, be heard on a separate meeting night.

The meeting was regularly adjourned at 1:20 A.M.

* * * * *



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

APPROVED:



 Mayor of the City of Torrance

Ava Cripe
 Minute Secretary

16.

City Council
 November 8, 1977