

I N D E XCity Council - October 22, 1968 - 8 P.M.

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Adjourned at 11:15 P.M.

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Torrance, California
October 22, 1968

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

A regular meeting of the Torrance City Council was held on Tuesday, October 22, 1968, at 8:00 P.M. in the Council Chambers of City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Beasley, Johnson, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen. Absent: None. (Councilman Beasley left the meeting at 10:30 P.M.)

Also present were City Manager Ferraro, City Attorney Remelmeyer, and City Clerk Coil. Absent: City Treasurer Rupert (vacation).

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Sam Hunegs led in the salute to the flag.

4. INVOCATION:

The invocation was presented by Reverend Francis A. Rath, Seaside Community Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the meetings of October 1st and October 8th be approved as recorded. His motion was seconded by Councilman Wilson, and approval was unanimous.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all regularly audited bills be paid. His motion was seconded by Councilman Wilson, and carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: None.

7. MOTION TO WAIVE FURTHER READING:

Councilman Uerkwitz moved that after the 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 Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion, seconded by Councilman Sciarrotta, carried by unanimous roll call vote.

* * *

Mayor Isen explained the procedure followed by the Council, to those in attendance, in the conducting of City business.

Introduced at this time by Mayor Isen was a combined Girl Scout Troop from Torrance and Redondo Beach, as well as their Leaders, Mrs. Phelps and Mrs. Hall.

The Red Rose Award from the Tournament of Roses Parade was presented to the City by Mr. Robert Vroman, with gratitude for the support and help given this event. Mr. Vroman described the float proposed for the 1969 Tournament and the anticipated success for it.

A permaplaque presentation was made by Mayor Isen, on behalf of the Council, to Mr. Claude Ragsdale and Dr. Rod Stetson congratulating the Torrance Wild Mustangs Team on winning the Southern California Municipal Athletic Federation Championship at Gardena, California. Dr. Stetson introduced Mr. Bruno Giacomi who had contributed greatly to the winning of the championship, and described the "Slo Pitch" game which originated in 1952.

* * *

Attention was now directed to future Council meetings. Inasmuch as Councilman Wilson will be out of town on November 7th, he requested that November 8th be considered for the meeting instead (Tuesday, November 5th being Election Day, and traditionally dark). There were no objections to the revision of the meeting night, and Councilman Uerkwitz MOVED that the Council rescind its previous action of holding the November 5th meeting on November 7th, and in its place the date be November 8th at 5:30 P.M. The motion was seconded by Councilman Wilson, and approval was unanimous by roll call vote.

December meetings were discussed, it being noted that there will be a National Municipal League conference and the holidays. Councilman Sciarrotta MOVED that the Council be dark on December 10th and December 24th, and that the December 31st meeting be moved up to Monday, December 30th. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

Attention was now directed to the voluminous agenda, and non-urgent items. Councilman Sciarrotta moved that the following

items be postponed to November 8, 1968, at 5:30 P.M.:

31. License Tax for vending and service machines;
32. License Tax for coin-operated washing machines;
36. Ordinance amending Civil Service Rules regarding Move-up Assignment and Pay;
37. Opinion No. 68-29, Time Off for Employee Association Work;
38. Ordinance re: Grievance Procedure for Employees;
39. Reclassification of Laborer in the Street Department.

The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

NON-CONTROVERSIAL ITEMS:

(Items 9,14, and 17 held for discussion.)

8. BUDGETED EXPENDITURES IN EXCESS OF \$300.

A. BUDGETED.

1. \$2869.49 to Guardian Fence Company for 1275 feet of chain link fence with barbwire, posts, fence gates, top rails, and other necessary fencing material required to fence in the CBS property as requested by the Park Dept.
2. \$368.00 to Porter Signs to paint "Torrance Transit System" and vehicle numbers on two sides of 16 City buses as requested by the Bus Department.
3. \$5704.97 to Alco Chemical Company for one only heavy duty tree chemical spray rig with two 300-gallon tanks, a high pressure pump and hose as requested by the City Garage for use by the Park Department as a replacement item. The present equivalent sprayer, now being used and due to be replaced, was originally purchased in 1947 and has lost much of its effectiveness for pest control maintenance of City trees.
4. \$354.48 to California Ink Company for special photographic chemicals and print paper requested by the Police Department for use in their film and photo operations.
5. \$339.41 to Weber Specialty Company for 30 Monarch card carton containers as requested by the Finance Department/Data Processing Division for use in filing IBM cards.
6. \$438.90 to National Tank and Manufacturing Company for one only 2,500 gallon above ground storage tank requested by the Street Department for use in storing MC 70 Road Oil at the City Yard.
7. \$630.00 to Eugene Dietzgen Company for two only microfilm readers requested for the City Library System by the City Librarian. These readers are to be used to view back issues of periodicals which the City system now has on microfilm.

10. Award of Contracts - Diesel Fuels and Lubricating Oils (Reference Bid B68-51) Fiscal Year 1968-69.
11. Water System Manager, with concurrence of City Manager and Public Works Director, recommending appropriation of a maximum amount of \$2200 to pay for additional engineering services to James M. Montgomery, Consulting Engineers, Inc.
12. Tract No. 24934. Request of Lanco Engineering for one-year extension in which to record Tentative Tract No. 24934. (Developer: Bradford Investment Company.)
13. Award of Contract - Installation of Sanitary Sewers in Samuel Street north of Lomita Boulevard. (B68-48) Job No. 68073.
Recommendation of Public Works Director as follows:
 1. That contract be awarded to Chet Kohler, Inc. and all other bids be rejected; and
 2. That an additional \$1000 be appropriated from the Sewer Revolving Fund to cover engineering and incidental costs.
15. Claim of Ester Damiano for personal injuries and damages allegedly sustained as the result of an accident on or about August 21, 1968, wherein claimant tripped on sidewalk while walking in front of 16422 Crenshaw Boulevard, submitted by Robert L. Halloran, Attorney at Law. Recommendation of City Clerk that said claim be denied and referred to City Attorney.
16. Claim of Edwin Bakerbower for damages to his sewer line allegedly caused by parkway tree roots, with recommendation of City Clerk that claim be denied and referred to City Attorney.

Councilman Sciarrotta MOVED to concur with recommendations on Items 8,10,11,12,13,15, and 16. His motion was seconded by Councilman Miller, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: None.

* * *

Mayor Isen announced that the City Manager has advised that the following dates have been recommended (Information Item C): Wednesday, November 13, 1968 at 7:30 A.M. for the Ministerial Association breakfast; December 3, 1968, a 5:30 P.M. Council meeting, for Junior Citizens Day - Councilman Miller moved to confirm these dates; his motion was seconded by Councilman Wilson; roll call vote was unanimously favorable.

* * *

The regular agenda order was dispensed with at this point in an attempt to expedite the many matters of business yet to be considered.

35. Request for time on the October 22nd agenda, submitted by Mrs. Anne Heffron, Committee Chairman, representing residents of Meadow Park School District and Southwood Riviera area, to submit a problem pertaining to traffic signals on streets bounding school grounds.

Mrs. Anne Heffron, 3927 West 235th Street, read aloud her letter of record regarding the extreme need for traffic control devices on the streets bounding Meadow Park Elementary School -- a traffic light and crossing guard for the intersection of Lomita Blvd. and Ocean Avenue, and retention of the 4-way stop sign at 230th Street and Ocean Avenue -- this written request bearing approximately 1300 signatures.

Representing the Southwood Riviera Homeowners Association, Mr. Lyn Weingarten, 23315 Ocean Avenue, reported that his Association, at their October general meeting, unanimously endorsed the PTA petition, there being more than 600 members in the area. Pointed out by Mr. Weingarten was the fact that removal of the stop sign at 230th and a green light at Lomita on Ocean Avenue would give the motorist 1.4 miles of straight shot from Sepulveda to Pacific Coast Highway, and only add to the problem with speeding now in evidence between Lomita and Pacific Coast Highway.

City Traffic Engineer Horkay reported that a survey by his department indicated that the need for a crossing guard was very close to the warrants (recommending that one be transferred from another area); that the signal does not meet the warrants at this time; however, one would be required when Lomita Boulevard is extended to Anza Avenue, scheduled for this year; the cost of a signal is approximately \$20,000.

Councilman Sciarrotta inquired about the #37 priority for a signal at this intersection, referred to in the communication from Mrs. Heffron. City Manager Ferraro advised that this priority was established prior to Lomita Boulevard becoming the major boulevard it is now, and with the establishment of new priorities this intersection would be significantly higher. Noted by City Manager Ferraro was the extension of Anza Avenue to Newton Street which should alleviate some of the Ocean Avenue traffic.

City Traffic Engineer Horkay stated that it had been recommended that the stop sign at 230th be taken out, and, instead, that there be a 4-way stop sign at 234th and to the north at 226th Street. With signalization and/or a crossing guard at Lomita Boulevard, this is the proper intersection for the school children to cross.

Councilman Beasley moved that the Council concur in the recommendation of the Traffic Engineer for the transfer of a crossing guard until Lomita is finished to Anza and installation of a traffic light can be considered. The motion died for lack of a second.

Returning to speak, Mrs. Heffron noted that Lomita is already being used as a through street to Anza, with only a short jog necessitated. Further, children riding bicycles (some 150) to meet the traffic rules and regulations must cross at 230th Street to be riding in the correct direction with the traffic.

Discussion followed on available remedies. Councilman Miller could not see any wisdom in transferring a Crossing Guard from what must be a needed location, and recommended instead a temporary appointment. There was agreement that there is an immediate need in this matter, to be followed by a Staff report.

MOTION: Councilman Uerkwitz moved that a Crossing Guard be provided now for the intersection of Lomita and Ocean. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

In the interest of expediting this matter, Mayor Isen recommended that a neighborhood committee of approximately seven people, to be selected by Mrs. Heffron, meet with Staff, review the priority list (of equal interest to the Council). When recommendations regarding additional stop signs, etc. are formulated, then such recommendations should be returned to the Council for further consideration; in the meantime relief has been provided by way of the Crossing Guard. Mayor Isen requested that the priority list be furnished the Council as soon as possible.

* * * *

A point of personal privilege was granted Councilman Johnson at this point in the meeting. It was in reference to the Mayor Pro Tem's term, with this being decreed an "oral communication", noting that there is an established procedure which the Council follows.

* * * *

A need for a pedestrian crosswalk at Anza and Emerald was presented by way of a petition from Mrs. Betty Kilburn, 20700 Anza Avenue, Apt. 7, Telephone: 370-8391. This matter was directed to City Traffic Engineer Horkay to determine if such a crosswalk is warranted; if so, to be installed; if not, notify Mrs. Kilburn by way of a report which will also be a Council agenda item.

* * * *

22. ZC 68-23, UNIMART, INC. Third and Final Hearing on petition for a Zone Change from M-2 to C-3 on property located at the northwest corner of Sepulveda Boulevard and Madrona Avenue, described as a portion of the 1021.52-acre tract allotted to Susana Dominguez. The Planning Commission recommends APPROVAL subject to the adoption of a Precise Plan of Development.

Representing the proponent, Mr. Richard Kamins, attorney at law, 404 North Roxbury Drive, Beverly Hills, stated that he would be happy to answer any questions the Council might have.

Mayor Isen inquired if anyone wished to be heard. There was no response, and Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Johnson, and there were no objections.

MOTION: Councilman Uerkwitz moved to concur with the recommendations of the Planning Commission. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

A rendering of the proposed development was displayed, and described, by the architect for Unimart.

23. V 68-4, SOUTH BAY CONVALESCENT HOSPITAL - Dr. Steve Brodie. Formal Hearing on request for a Variance to the provisions of the Off-Street Parking Requirements to allow less parking spaces for an addition to a convalescent hospital on property located at 3750 Garnet Street, and described as portions of Lots 17 and 18, Tract 3458. The Planning Commission recommends APPROVAL with conditions.

A telegram from Albert Ortale and Torrance Datsun voicing strenuous opposition to the subject request was read aloud by City Clerk Coil.

There being no one present who wished to be heard, Councilman Beasley moved that the hearing be closed. His motion was seconded by Councilman Sciarrotta, and there were no objections.

MOTION: Councilman Uerkwitz moved to concur with the Planning Commission recommendation. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

24. V 68-6, NATIONAL SUPPLY DIVISION, ARMCO STEEL CORPORATION. Formal Hearing on a request for a Variance to allow the additional building construction with the provisions of additional parking spaces on property located at 1524 Border Avenue.

Mr. Larry Bowman was present, on behalf of the proponent, and referred to the Planning Department conditions, stating that they want to do all the things recommended, and even more, but they are handicapped by budget limitations specifically in reference to the parking lot, and requested that compliance be delayed until December 31, 1969.

It was the comment of Councilman Johnson that this company is part of the downtown group and should be allowed a reasonable time.

There being no one else who wished to be heard, Councilman Beasley moved that the hearing be closed. His motion was seconded by Councilman Sciarrotta, and there were no objections.

Discussion followed on the difficulties of working out the conditions in such a short period of time, and Planning Director Shartle advised that there are problems yet to be worked out with the applicant; this was acknowledged by Mr. Bowman, who apologized for using the "short cut" method but felt it was appropriate in this case.

Director of Public Works Nollac advised that it had been discovered that there are no sidewalks along the parking lot on Border. Mr. Bowman advised that those would be put in with the addition of the parking lot, and so stipulated.

MOTION: Councilman Sciarrotta moved to concur with the subject request, with all conditions and stipulations, and that the conditions be met no later than December 31, 1969. The motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

25. V 68-5, WALTER G. POLLEI. Petition for a Variance to the provisions of the R-3 zone to allow a commercial use in an R-3 zone on property located at 3703 West 190th Street, and described as Lot 30, McDonald Tract. The Planning Commission recommends APPROVAL WITH CONDITIONS.

a. FOR INFORMATION ONLY: Letter from Kirsch & Arak re: notice of intent to appeal V 68-5 and CUP 68-18, Walter G. Pollei ("The Hut") which was considered by the Planning Commission September 18, 1968.

Mayor Isen inquired if anyone wished to be heard.

Mr. William H. Sargeant, 18832 Felbar Avenue, stated that he had lived at this location for the past 11 years, and is a member of the Board of Directors of the North Torrance Homeowners Association -- he is opposed to the request.

There was no one present for the petitioner, at Mayor Isen's question.

The circumstances surrounding the matter of the variance, and the conditional use permit yet to follow, were explained by Planning Director Shartle, along with the suggestion that the Council might prefer to hear both matters at the same time.

MOTION: Mayor Isen moved that Item 25 be held until the time the appeal on CUP 68-18 is before the Council. The motion was seconded by Councilman Sciarrotta, and there were no objections.

Mayor Isen requested that Planning Director Shartle furnish pictures of "The Hut" for viewing by the Council.

* * *

At 9:10 P.M. Councilman Sciarrotta moved that the City Council recess, reconvening as the Redevelopment Agency, followed by a 10-minute general recess at 9:13 P.M.

* * *

43. Resolution congratulating the Bert S. Crossland Post of the American Legion on its Golden Anniversary Year.

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

RESOLUTION NO. 68-244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING THE BERT S. CROSSLAND POST OF THE AMERICAN LEGION ON ITS GOLDEN ANNIVERSARY YEAR.

Councilman Wilson moved for the adoption of Resolution No. 68-244, to be permaplaqued. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

9. Award of Contract - Annual Requirements for Tires and Tubes (\$10,000 Annually) Fiscal Year 1968-69. (Ref. Bid B68-49)

Mayor Isen requested that City Manager Ferraro next year try to have the County come up to the same level, which should represent a substantial advantage in price.

MOTION: Mayor Isen moved that the contract be awarded to the lowest bidder, and all other bids rejected. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

14. Communications Division Report and Police Radio Purchase.

Councilman Uerkwitz inquired as to the feasibility of adding crystals to some of the radio sets instead of purchasing new sets. Dave Crockett, Communications Division, explained that only two-frequency radios are being replaced by four-frequency radios, it not being possible to modify the two-frequency to four-frequency. Next questioned by Councilman Uerkwitz were the 17 mobile sets assigned to the Water Department; are 17 Water Department vehicles in use every day? Such use was confirmed by Mr. Crockett who added that the Water Department does not use the same frequency as the Police Department.

Councilman Uerkwitz then MOVED to concur with the recommendation of the Finance Director regarding the purchase of the subject equipment. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

17. RESOLUTION authorizing execution of Agreement with Koebig and Koebig, Inc. for architectural services for installation of improvements in the interior of the second floor of the Police Department Building.

Mayor Isen was concerned about the lapse in time between the approval on May 28, 1968 and this date -- City Attorney Remelmeyer

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advised that he had unintentionally contributed to the delay and outlined the time element involved.

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

RESOLUTION NO. 68-245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT DATED OCTOBER 24, 1968, WITH KOEBIG AND KOEBIG, INC. FOR ARCHITECTURAL SERVICES FOR THE INSTALLATION OF IMPROVEMENTS IN THE INTERIOR OF THE SECOND FLOOR OF THE POLICE DEPARTMENT BUILDING.

Councilman Johnson moved for the adoption of Resolution No. 68-245. His motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

20. ZC 68-21, MILTON AND ARLENE HARRINGTON.

Withdrawn by applicant.

18. CONTINUED HEARING. ZC 68-8, TORRANCE PLANNING COMMISSION. Zone Change from A-1, R-3, C-2, and M-1 to P-1, P-U, C-3 (PP), and M-1 on property bounded by Hawthorne Boulevard, Prairie Avenue, 186th Street, and 190th Street, legally described as portions of Lots 18 and 19, McDonald Tract. Recommended for APPROVAL BY PLANNING COMMISSION.

A delay of 90 days was requested by the proponent. Councilman Sciarrotta MOVED that ZC 68-8 be continued to January 28, 1969, an 8:00 P.M. meeting. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

26. TENTATIVE TRACT MAP NO. 28020. Subdivider, WALTER LINDLEY. Engineer: E.L. PEARSON & ASSOCIATES. This is a six-lot tract located approximately 330 feet west of Arlington Avenue, between 230th Place and 231st Street. Recommended for APPROVAL by Planning Commission, subject to conditions.

Councilman Miller moved to concur with the recommendations of the Planning Commission. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

30. Riviera Park Improvement Project - Joint Powers Agreement RESOLUTION approving agreement.

Councilman Miller moved to concur with the recommendation of the City Manager. His motion was seconded by Councilman Uerkwitz.

Prior to the vote on the motion, Councilman Johnson stated that he felt this a matter that should be reviewed by the Park and Recreation Commission, which apparently has not been done. Discussion followed, with Mayor Isen stating that this Commission would be concerned with a new park being established within the City itself, or some recreational activity; the subject case being one of negotiation between Torrance and Redondo Beach regarding a beautification program, and appropriately handled by the Council without Commission recommendation.

Roll call vote was unanimously favorable on Councilman Miller's motion.

In attendance on this matter, but speechless, were Messrs. Reis, Larson, and Dunn.

City Attorney Remelmeyer requested that the Council approve the Joint Powers Agreement in principle at this time, and that it will appear on the October 29th agenda for review in final form. It was agreed to pass the Resolution, subject to review; at Mayor Isen's request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 68-246

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 JOINT POWERS AGREEMENT BETWEEN THE CITIES OF REDONDO BEACH AND TORRANCE FOR THE CONSTRUCTION OF RIVIERA PARK.

Councilman Uerkwitz moved for the adoption of Resolution No. 68-246, and his motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

For the record, City Manager Ferraro noted that on Page 2 (last paragraph) of his memo and the reference to "another 600 feet (3-4 feet wide)", it having been learned that the widening of Palos Verdes Boulevard may destroy that 3 or 4 ft. and reduce it to a smaller number.

27. Carson Street Study.

29. Withdrawn by City Manager Ferraro.
Improvement of 182nd Street, L. Gianni - Withdrawn.

28. Bayco Property Management, Inc. letter to Mayor and Council re: 560-unit apartment project plans.

City Manager Ferraro asked that the following clarification be added to his comments on this item: "If the plans for the apartment building have been in for plan check prior to the adoption of the ordinance, then the reference is to 60 days, but not 60 days after the Council would have passed the ordinance."

Discussion ensued on past experience with ordinances of this nature, and the hardships that sometimes result. It was the comment of Mayor Isen that a project of this size (560 units) with an expenditure of \$120,000 for plans in process at the time the proposed ordinance is before the Council (with a public hearing in order), it would be practical for the applicant to submit his plans to the Building Department at that time to establish his progress in the development, and that his right to finish it should be respected regardless of the time limit.

Mr. Arthur Valdez was present on this matter and advised that the architect is presently working on the building, with complete architectural drawings promised for December, breaking ground early in January; the plans now being drawn up according to the existing ordinance, and a change in the ordinance could pose tremendous problems.

At Councilman Uerkwitz' question as to how there can be assurance in situations such as this, Building Director McKinnon replied that it would be necessary to depend on his integrity and ability to determine that the plan is proper, significant, and sufficiently along. Mayor Isen pointed out past experience with Mr. McKinnon's ability in similar problems where the Council has relied on his judgment and guidance, with good results. Mr. McKinnon then agreed to furnish a report a week or so before the ordinance becomes effective regarding this procedure.

Councilman Johnson moved to concur with the above recommended policy with regard to Building Director McKinnon who will serve as referee. The motion was seconded by Councilman Wilson, and there were no objections.

19. ZC 68-15, CAL GEORGIA DEVELOPMENT. Third and Final Hearing on request for Zone Change from R-2 and R-1 to C-R and C-3 or C-5 on property located between Crenshaw Boulevard and Eriel Avenue and between San Diego Freeway and 185th Street, described as Lots 1 through 10, Tract 17560, per Map recorded in Book 466, Pages 45,46, and 47 of Maps in the Office of the County Recorder of Los Angeles County. Recommended for DENIAL by Planning Commission.

Mr. Lew Wheeler, 6266 West Manchester Boulevard, Los Angeles was present to speak for the developer of the subject property, Cal Georgia, and representing the owners of the ten properties involved. Mr. Wheeler described the property, noting that it is zoned R-2 with 10 single family dwellings thereon, and that it is at the off-ramp of the San Diego Freeway with all the freeway traffic going directly in front of the property; this property was recognized some three years ago for its commercial potential with all the property north of the freeway being either redeveloped and newly developed with commercial enterprises. The Garrett transaction purchasing the nursery directly across the street from the subject property, Mr. Wheeler continued, prompted the investigation of a possible zone change for the subject property. The Planning

Department and Planning Commission meetings were reviewed, and their reservations regarding shallow strip zoning and the widening of Crenshaw Boulevard. In the meantime, five more lots have been acquired, and the Crenshaw Boulevard widening is in process at this time, along with an agreement by the proponent to leave a 13 ft. strip for the use of the City for any future widening. In the interest of progress, Mr. Wheeler urged that the Council approve this request -- denial would leave the property as it is, an area where only 3 owners live, seven of the homes are rentals; deterioration would continue, with the heavy traffic making it an undesirable residential location. Approval would permit the homeowners to sell their property at a commercial price, the City would benefit with this location the entrance to Torrance by a vastly improved commercial project; more tax money would be produced; and the residents will benefit in that there should be continued development right down the street.

Mayor Isen inquired if anyone wished to be heard. Responding was Mr. Lloyd Hosick, 18415 Eriel Avenue, who pointed out that a service station is proposed for this corner, along with the fact that there are many school children in this area, and the fact that traffic is already a large problem, with 185th Street slated to be closed. The closing of 185th Street was clarified by Director of Public Works Nollac, with a combination driveway into the school property proposed at 186th Street, the opening at 186th and Crenshaw to create an intersection which will eventually have a signal; the service road will remain, only the 185th exit to Crenshaw will be closed.

Mrs. J.F. Whitecotton, 18509 Crenshaw Boulevard, expressed concern about the traffic coming down the service road and its effect on the school children, with present difficulties in getting them across the road, as well as traffic flow problems on the service road.

Next to speak was Mr. Frank Hinkel, 18503 Crenshaw Blvd., who stated that there are already nine service stations on Crenshaw Boulevard in a measured mile -- when the traffic is heavy on Crenshaw during the rush hours anyone coming out of a service station will go down the service road, which will result in such congestion that it will be necessary to close the service road.

Mrs. Josephine Nolan, 18421 Crenshaw Boulevard, voiced her approval of the subject request, stating that the problem of traffic is already present, adding that she is the owner of this home.

Mrs. Patricia Wilson, 18401 Eriel, pointed out that 185th Street is going to be changed anyway, and is not related to the subject zone change.

Ascertained by Mayor Isen was the information that all 10 homes have been sold, hence the zone change would be with the approval of the owners -- noting that the references to a service station throughout the hearing were premature since this would be governed by a conditional use permit -- of concern to him were

the studies recommended for further south on Crenshaw, since the subject property is unique and shouldn't be tied up -- of further interest and shock to Mayor Isen, in view of recent freeway meetings, was the state of deterioration and depreciation of these houses adjacent to the freeway.

The use of the property was next discussed - Mayor Isen questioned whether the best use would be a service station/restaurant, and would the proponent be willing to take a chance on other types of development, in the event of the zone change? Mr. Wheeler advised that if the zone change is approved, they will have plans to submit to the Planning Department for the desired development -- half service station and half restaurant -- under conditional use permit. In the event the conditional use permit were denied, then it would be necessary to look for another user, Mr. Wheeler further advised, confirming that the sale would be consummated regardless of the fate of the conditional use permit.

It was the further opinion of Mayor Isen that with proper controls such as walls, etc. the residents on Eriel Street would be better off than having continued depreciation, with difficulty finding another developer who would gamble such a sum of money to raze the existing homes and put in a creditable development. Planning Director Shartle advised that the proponents had considered expanding the development a half block further, with perhaps a vacation of Eriel -- were this possible a much better center would result as well as affording better protection for adjacent property owners. It was Mr. Shartle's recommendation as well that if a C-zone is favored that it be subject to a precise plan of development.

Mayor Isen then inquired of Mr. Wheeler if he would stipulate, if the zone change is approved, that he would agree that the Council would have to approve of not only the precise plan but use for the area. Mr. Wheeler so stipulated. City Attorney Remelmeyer confirmed that such agreement as to use by the proponent would certainly place the City in a far superior position controlling what goes in there. Councilman Uerkwitz questioned the effectiveness of such action -- pointing out that were the property sold such a condition would not be binding. Councilman Beasley commented that complete control is afforded by the issuance or denial of the building permit, with the burden of proof on the proponent, that his own testimony and agreement in open Council meeting would be the deciding factor against him.

Questioned by Councilman Miller was the ability of the Council to declare a moratorium in the event of a zone change and a later undesirable use -- City Attorney Remelmeyer advised that the Council is not foreclosing its right to change the zone if it is found that the intended uses would not be beneficial to the City, the Council would have the right to put a moratorium on and to change the zone to something more proper. This represented a good control of the subject property to Mr. Miller.

Mayor Isen referred to zone change cases subject to conditions where the petitioner merely listens which might present an area open to question in the courts; however, the subject case is different, with the law encouraging stipulations, this being the same as a contract -- Mr. Wheeler is over 21, he represents the petitioners, he wants something and is willing to give something in return -- there can be no problem relative to enforcement, with enforcement by the court just the same as any other agreement that the City would make with any private individual. It was recommended by Mayor Isen that, as further assurance, the City Attorney draft an instrument to be signed by Mr. Wheeler and his principal, and to

become part of the record in this case; to be binding on heirs, successors, etc. and recorded, if desired. Next recommended by Mayor Isen was, if the zone is changed, that it be C-R, subject to a precise plan, and further subject to the stipulation that the Council may pass upon all uses.

Discussion continued, with reservations expressed by Councilman Uerkwitz. At his question pertaining to secondary plans, Mr. Wheeler advised that were the service station/restaurant unacceptable, then the restaurant would have to be enlarged; other than that, Mr. Wheeler could not advise at this time except that from a practical standpoint, the price paid for this land and its value as it stands today, one could never put in a tire dealer or a "finger food" operation since it would be completely impractical and would never pay off -- the enterprise will have to be of good size. Planning Director Shartle noted that the C-R zone would perhaps solve some of the problems, it being very restrictive in the types of uses permitted.

There being no one else who wished to be heard, Councilman Beasley moved that the hearing be closed. His motion was seconded by Mayor Isen, and there were no objections.

MOTION: Councilman Johnson moved for approval of a change of zone on ZC 68-15 to C-R zoning, subject to a precise plan of development, and further subject to the stipulation in writing thereto that the Council, besides the C-R, may pass on any and all uses. The motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

Mr. Wheeler reiterated that he has the authority to bind his principals. Mayor Isen added that this will come to the Council by ordinance, and that Mr. Remelmeyer will prepare an agreement for the proper parties to sign for Council approval for any type of use.

* * * *

The hour being 10:30 P.M., Mayor Isen ordered a 10-minute recess. (Councilman Beasley left the meeting at this time.)

* * * *

34. Recommendation for approval of submitted resolution authorizing installation of Two-Hour Parking restrictions 8:00 A.M. to 6:00 P.M. Sundays included, on both sides of Michelle Drive from Donora Avenue easterly to the alley behind Anza Avenue, and approval of the submitted resolution authorizing installation of No Parking restrictions 2:00 A.M. to 5:00 A.M. on both sides of Michelle Drive from Donora Avenue easterly to the alley behind Anza Avenue.
- RESOLUTION amending Resolution No. 64-116, Article V, which establishes Two-Hour Parking between 8:00 A.M. and 6:00 P.M., Sundays included, by adding a certain location thereto.
- RESOLUTION amending Resolution No. 64-146, Article I, which prohibits parking from 2:00 A.M. to 5:00 A.M., by adding a certain location thereto.

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

RESOLUTION NO. 68-247

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 64-116, ARTICLE V, WHICH ESTABLISHES TWO HOUR PARKING BETWEEN 8:00 A.M. AND 6:00 P.M., SUNDAYS INCLUDED, BY ADDING A CERTAIN LOCATION THERETO.

Councilman Sciarrotta moved for the adoption of Resolution No. 68-247. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Beasley absent).

At Mayor Isen's request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 68-248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 64-146, ARTICLE I, WHICH PROHIBITS PARKING FROM 2:00 TO 5:00 A.M., BY ADDING A CERTAIN LOCATION THERETO.

Councilman Wilson moved for the adoption of Resolution No. 68-248; his motion was seconded by Councilman Uerkwitz; roll call vote was unanimously favorable (Councilman Beasley absent).

21. ZC 68-22, GILBERT D. SELLAN. Zone Change from A-1 to R-3 on Tentative Tract No. 23177, located east of Samuel Street, west of Madison Street, north of 228th Street and south of 227th Street. Recommended for DENIAL by Planning Commission.

Mayor Isen announced that this is a public hearing, and inquired if anyone wished to be heard.

The proponent, Mr. Gilbert Sellan, 3142 Pacific Coast Highway, spoke first, stating that the subject property has been before the Council many, many times, with a tentative tract map approved for this property, with the request that he come back in for a zone change on Lots 1 and 2 if R-3 development was desired. Mr. Sellan stated that he wishes to request not only the zone change on the two lots on the south side of the street, but for the 7 lots on the north side of the street as well, it being Mr. Sellan's opinion that the lots on the north side should be developed in some residential fashion other than R-1.

Discussion followed on the previous action on this matter, as well as the street pattern. It was the comment of Councilman Johnson that this area is already an island of a large apartment complex, which perhaps should not have happened in the beginning and two wrongs do not make a right, but in defense of Mr. Sellan's efforts with a piece of property that is already ostensibly developed with apartments (three buildings), further R-3 development does not seem unreasonable. Councilman Miller felt this would only serve to compound the problem, with R-3 development adding to the traffic problems and afford no alleviation.

Mayor Isen recalled his consistent "no" votes, along with former Councilman Benstead, back in 1961; he has no intent to further compound this problem and the integrity of the residential should be maintained.

In agreement was Councilman Sciarrotta that the traffic problems would only be compounded along with the creation of a higher density.

These concerns were recognized and acknowledged by Councilman Johnson; it being his thought that the apartments are already in existence, and that it might ^{be} well for apartments to face apartments; he would not have voted for the original apartment development had he been on the Council at that time.

Mr. Sellan stated that he is attempting to do something with the property, and that it is completely unsuitable for R-1 development and would represent poor planning.

Mr. Dick Wolfram, 22742 Samuels Street, stated that his home is adjacent to the subject property and that he is totally opposed to the subject request feeling that it will increase the population density to too high a level for this area, agreeing that "two wrongs do not make a right". Mr. Wolfram submitted a petition of protest bearing approximately 40 signatures.

Next to speak was Mr. Carl Seeburg, 3610 West 227th Street, who stated that approval of R-3 zoning would be very unfair to the developer who built the nice homes below 228th Street inasmuch as they wanted to put apartments in there at that time. Another fact pointed out by Mr. Seeburg was that there is no ingress or egress except through Madison Street or Samuels Street, and to put higher density property in there without 228th Street going through, would present a safety hazard for the children who go to Sam Levy School, utilizing Madison Street to do so. Mr. Seeburg added that the 40-signature petition, presented above, is only a token and can be increased to 500, if necessary, as all the people in this area are definitely opposed to any additional apartment buildings.

There being no one else who wished to be heard, Councilman Miller moved that the hearing be closed. His motion was seconded by Councilman Sciarrotta, and there were no objections.

MOTION: Commissioner Uerkwitz moved to concur with the recommendation of the Planning Commission for DENIAL. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable, "yes" being for denial. (Absent: Councilman Beasley).

It was the comment of Councilman Johnson, regarding his "yes for denial" vote, that he is not so keen for the apartment development, but feels that it would not have been too bad a development.

33. Report on Ballot Propositions 1-A and 9 related to Property Tax Relief.

Councilman Uerkwitz MOVED to file the report. His motion was seconded by Councilman Sciarrotta, and there were no objections.

It had been the thinking of Mayor Isen, when this matter was previously introduced, that it was agreed each Councilman would do as he pleases individually, but that the Council as a body would not act. Councilman Sciarrotta added that it is not his intention to tell the people in Torrance how to vote.

Representing the League of Women Voters, Mrs. James Van Oppen, 24638 Susana Avenue, read a prepared statement outlining the fact that the League is opposing Proposition 9 on the November ballot and the reasons therefor, urging that the Council adopt the resolution recommending a "no" vote.

Councilman Wilson expressed agreement with the stand taken by the League of Women Voters, and recommended action by the Council on the resolution, if sufficient support could be mustered. Dr. Wilson further commented that the Council seems to be in a paradoxical situation, clamoring for more control at the local level, and yet actually abdicating this without taking a stand on Proposition 9. Councilman Wilson moved for reconsideration of the action to file. The motion died for lack of a second.

40. ORDINANCE reestablishing the Salary of the Senior Administrative Assistant.

With much pleasure, City Manager Ferraro introduced Mr. Leroy Jackson, the new Senior Administrative Assistant, outlining his areas of responsibility as well as his talents.

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

ORDINANCE NO. 1926

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REESTABLISHING THE SALARY OF THE SENIOR ADMINISTRATIVE ASSISTANT.

Councilman Uerkwitz moved for the approval of Ordinance No. 1926 at its first reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Councilman Beasley absent).

41. RESOLUTIONS OF APPRECIATION:

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

RESOLUTION NO. 68-239

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO FRED MILL FOR RENDERING OUTSTANDING SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE CIVIL SERVICE COMMISSION.

Councilman Johnson moved for the adoption of Resolution No. 68-239, to be permaplaqued. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Beasley absent).

At Mayor Isen's request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 68-240

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO CLIFFORD J. PETERSON FOR HIS FAITHFUL AND DILIGENT SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE CIVIL SERVICE COMMISSION.

Councilman Johnson moved for the adoption of Resolution No. 68-240, to be permaplaqued. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Councilman Beasley absent).

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

RESOLUTION NO. 68-241

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO PEGGY BLUEMEL FOR HER FAITHFUL AND DILIGENT SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE TORRANCE SAFETY COUNCIL.

Councilman Johnson moved for the adoption of Resolution No. 68-241, to be permaplaqued. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Beasley absent).

At Mayor Isen's request, City Clerk Coil assigned a number and read title to:

RESOLUTION NO. 68-242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO MERVIN M. SCHWAB FOR RENDERING OUTSTANDING SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE WATER COMMISSION.

Councilman Johnson moved for the adoption of Resolution No. 68-242, to be permaplaqued. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Councilman Beasley absent).

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

RESOLUTION NO. 68-243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION TO MARK BROOKS FOR HIS FAITHFUL AND DILIGENT SERVICE TO THE CITY OF TORRANCE AS A MEMBER OF THE YOUTH WELFARE COMMISSION.

Councilman Johnson moved for the adoption of Resolution No. 68-243, to be permaplaqued. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Councilman Beasley absent).

SECOND READING ORDINANCES:

42. ORDINANCE NO. 1924.

At the request of Mayor Isen, City Clerk Coil presented for its second reading:

ORDINANCE NO. 1924

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY THAT CERTAIN PROPERTY WHICH IS LOCATED ON BOTH SIDES OF TORRANCE BOULEVARD AT THE WESTERLY CITY BOUNDARY, AND DESCRIBED IN ZONE CHANGE 68-12.
(TORRANCE PLANNING COMMISSION)

Councilman Uerkwitz moved for the adoption of Ordinance No. 1924 at its second and final reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable. Absent: Councilman Beasley.

ORAL COMMUNICATIONS:

43. Building Director McKinnon called specific attention to Information Item D regarding the gift of custodial supplies from Mr. Ramsey of the Clean Craft Supply Company, a most thoughtful and generous gift. It was requested that the gratitude of the Council be conveyed to Mr. Ramsey.

44. Action on Information Item B -- excusing the absence of Chairman Larry Bowman from the November 4th Civil Service Commission meeting -- was requested by Personnel Director Donovan. Councilman Sciarrotta moved that Mr. Bowman's absence be excused; his motion was seconded by Councilman Johnson, and there were no objections.

45. The status of the golf course was questioned by Councilman Sciarrotta. Assistant City Manager Scharfman advised that the City has an appraisal; Mr. Butcher has an appraisal; they are pretty far apart, further complicated by the pending freeway decision.

46. Councilman Uerkwitz requested that the agenda load be reviewed, with some thought as to limiting the number of items so that there is more equitable distribution throughout the month.

47. A meeting of the Council Committee on the Goals Committee was requested by Councilman Wilson -- the date selected was Tuesday, November 29th, at 4:30 P.M.

48. The successful event, "Community Jamboree", should be acknowledged, Mayor Isen recommended, by way of congratulations to Pacific Telephone Company with a permaplaque resolution, urging in the resolution that the same event be conducted annually under the same auspices. Mayor Isen then MOVED that there be such a resolution; his motion was seconded by Councilman Wilson, and there were no objections.

The meeting was regularly adjourned at 11:15 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

20. Council Minutes
October 22, 1968