

I N D E XCity Council - June 9, 1970

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Ava Cripe
Minute Secretary

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Adjourned at 8:45 P.M. to Wednesday, June 10, 1970 at
4:00 P.M.

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MINUTES OF AN ADJOURNED REGULAR MEETING - TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, June 9, 1970, at 6:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

At the request of Mayor Miller, Officer Phillip Joseph led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Wally Kornegay, Church of the Nazarene.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of May 19, 1970 and May 21, 1970 be approved as recorded. His motion was seconded by Councilman Wilson, and approval was unanimous.

In reference to the minutes of June 2, 1970 (now in the process of reproduction) Mayor Miller advised that he should have properly abstained on Item #22 re: Construction of Temporary Sidewalks, having meantime learned that the subject sidewalk will run in front of a piece of property owned by him. The Mayor requested that the record reflect an ABSTAIN vote for him on this case.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion, seconded by Councilman Sciarrotta, carried as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller.
NOES: COUNCILMEN: None.

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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 was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:

Noted were the Budget Workshop Sessions scheduled for June 10th and June 12th at 4:00 P.M.; June 11th at 3:00 P.M.

Considered at this time:

TRAFFIC AND LIGHTING:

29. Proposed STREETS AND HIGHWAYS COMMISSION.

City Traffic Engineer Horkay reviewed the contents of his June 9th communication on this matter, reiterating the overlapping of duties represented by the proposed Streets and Highways Commission, as well as the workload represented thereby.

In the course of the discussion it was noted that there is presently a vacancy on the Intercity Highway Committee -- Mayor Miller thereupon appointed Councilman Brewster, and there were no objections.

Councilman Uerkwitz stated that, in his opinion, much of the cost represented by a Streets and Highways Commission would be redeemed in that it would consolidate many of the present Staff functions -- the very fact that an agenda may contain some 30 items is the reason for the need of such a Commission, and if there is that much public interest in City streets there certainly should be an opportunity for the public to be heard.

It is his position, according to Councilman Johnson, that the implementation of the new Streets and Highways Commission for Torrance should be accomplished without delay -- such a plan is long past due for all have watched the continual traffic congestion build up over the past few years, but only token work has been done in the replanning of streets to correct the existing situation and to foresee the dire consequences of such inaction as it applies to the next five to twenty years.

Councilman Johnson further outlined his fears in this regard -- as to the proposed freeway and the belief of some people that it will be a panacea and in some magical way relieve Torrance of the traffic congestion, Councilman Johnson does not believe such will be the case, and has continually held to his belief that a freeway through Torrance will only compound the problems.

Continuing, Councilman Johnson stated that if the City is unable to immediately relieve its traffic problems, it may well be expected that there will be a substantial decline in the revenues from both large and small merchants who must rely on the automobile to get customers to their stores.

It is not Mr. Johnson's position that the Streets and Highways Commission will of itself relieve the traffic problems, but rather that the Commission can begin now assisting Staff in the master re-planning of the major streets -- such a group conceivably would acquire the stature of a Planning, Airport, or Civil Service Commission, and would serve as a forum for the necessary public hearings; the group could assist, through studies, in judging the priority of major changes which must be made to relieve the traffic congestion according to urgency -- further, it can become the City's envoy to Sacramento legislators and Washington, if need be, to acquire funds and other type of legislation relative to street construction projects. The Commission can, and should, according to Mr. Johnson, work very closely with the Transportation Committee of the Chamber of Commerce in order to achieve the best possible solutions to the traffic problems.

As to the staffing of such a Commission, Councilman Johnson further stated, and the problems outlined by Staff, to him this is no excuse for Council not to implement the Commission as planned, for it is this Council's obligation, and through it the Staff's obligation, to provide whatever services are necessary to make the City the way its tax-paying public wants it to be. Nor does he, Councilman Johnson added, intend to abdicate his responsibility as a Councilman to any other person or group to determine where Torrance's problems lie and how and when the problems are to be corrected; the problem of traffic can be acknowledged by all, and Councilman Johnson proposed that the Streets and Highways Commission be implemented without delay.

Councilman Sciarrotta expressed his opinion that this Council can do much in solving the traffic problems without creating a Commission -- Mr. Sciarrotta has previously proposed many ways in which certain traffic problems can be solved, reiterating the need for the cooperation of neighboring cities. It is the responsibility of this Council and management, according to Mr. Sciarrotta, to break down the traffic problems into segments, assigning each segment to the appropriate Commission now in existence for recommendation to the Council.

Questioned by Councilman Wilson was the basis of the proposal of a Streets and Highways Commission in the first place -- was it really the recommendation of Staff that there was such a need; it would seem from the City Traffic Engineer's report that it would really be a further entanglement of bureaucratic red tape -- there are further problems in that duties are taken away from other Commissions and Committees in operation at the present time. Further questioned by Councilman Wilson would be what is the unique responsibility of the proposed Commission, since certain duties appear to be covered at the present time? Dr. Wilson added that the matter of cost must be kept in mind as well, the Council faced with keeping the budget in line at this time, and the obvious fact that Staff and clerical assistance would be needed. It is true, Dr. Wilson

concluded, that the problems are here, but he is of the opinion that they can be solved in other ways.

Councilman Johnson responded to Dr. Wilson's remarks with the comment that the proposed Commission would take unto itself the chore of literally laying out, replanning, if necessary, the major corridors -- there is a need for specific planning, rapport with legislators, etc. and the need is now.

The name "Streets and Highways Commission" was deemed mighty fancy by Mayor Miller -- it sounds as though it might have the solution for all the street and traffic problems in Torrance. However, this is far from the truth, according to the Mayor, who pointed out that the Planning Commission which, by definition, is responsible for making recommendations to the Council on the Master Plan of Streets, planning future streets, etc.; the Torrance Safety Council is responsible for making safety recommendations, etc. In the opinion of Mayor Miller there would be a complete overlapping of authority in this matter, and such a Commission would prove a hinderance to the public, rather than an advantage, and represents yet another step for the public before it can get to the Council.

The good intentions were acknowledged by Mayor Miller, but he noted that dealing with streets involves money, and there is only so much; a genius is not necessary to determine where and what the major streets are, and, in fact, represent priority projects which very few people would argue with. In all the years of formulating Commissions for every possible need, Mayor Miller concluded, this one never before loomed up, and he would be reluctant to spend the additional money for what appears to him to be more bureaucratic tape.

Councilman Brewster was in agreement with Mayor Miller -- he would, however, take issue with Councilman Johnson's earlier comments to the effect that there has been "token planning efforts in streets and highways" -- in the opinion of Mr. Brewster the master planning of streets and highways is fairly well advanced; if more planning is to be done, there is need for more funds in the department to do so. Further, the problem with traffic is not in the planning but in the implementation; implementation takes money, according to Councilman Brewster. Granted there are those who would perhaps disagree with the priorities established; of further concern to Mr. Brewster is the dual step people will have to take in processing plans because one simply cannot separate major, significant highway and street decisions from major planning decisions.

Councilman Surber indicated that he was without comment - there not being much left to say.

Discussion was directed to the pros and cons of a Streets and Highways Commission, with repetition of the above expressed sentiments.

Mr. Max Kelly, 18407 Haas Avenue, stated that he would raise the following questions: why the multitude of Commissions and Committees handling various aspects of this one general question, and the red tape represented thereby as opposed to going through one Commission? Further, how much of this City is subject at this point to further subdivision -- how can these pretty well known quantities be revised and improved upon?

It has been the feeling of the CAC subcommittee in this regard, Mr. Kelly continued, that the proposed Commission made sense and was needed to bring together all those other red tape jungles, representing a concrete accomplishment.

Mrs. Meri Jo McMullen, 23725 Cabrillo, stated that, in her opinion, one could not drive through this town without knowing how badly this Commission is needed -- it has been needed for years, and had it been established earlier many of today's problems would be absent. The many existing Commissions and Committees, Mrs. McMullen continued, are the basis of the problem which could be eliminated with this one Commission.

Councilman Sciarrotta moved that Ordinance No. 2065 be rescinded. His motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was offered by Councilman Johnson: That Ordinance No. 2065 be implemented without delay. His motion was seconded by Councilman Uerkwitz, but failed to carry, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Surber, Uerkwitz.
NOES: COUNCILMEN: Brewster, Sciarrotta, Wilson,
and Mayor Miller.

The main motion, to rescind Ordinance No. 2065, failed to carry as well, with roll call vote as follows:

AYES: COUNCILMEN: Sciarrotta, Wilson; Mayor Miller.
NOES: COUNCILMEN: Brewster, Johnson, Surber, and
Uerkwitz.

Councilman Brewster commented that he voted no against implementing Ordinance No. 2065 and he vote no against rescinding Ordinance No. 2065, it being his opinion that it should be referred to committee with a good hard look at the duties and powers. It is hoped by Mr. Brewster that the staffing of such a commission could be delayed to permit a restudy; he then offered the following MOTION:

That the Council refer Ordinance No. 2065 to the Council Public Works Committee for study, particularly on Sections 13.13.7 pertaining to Powers and Duties of the Commission, to be referred back to Council with some kind of recommendation within six months. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

* * * *

The hour being 6:55 P.M., a 5-minute recess was ordered by Mayor Miller.

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COMMENDATIONS:

9. RESOLUTION thanking Torrance Business and Professional Women's Club for their help in serving refreshments for Armed Forces Day.

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

RESOLUTION NO. 70-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE THANKING THE TORRANCE BUSINESS AND PROFESSIONAL WOMEN'S CLUB FOR THEIR PART IN MAKING THE ANNUAL ARMED FORCES DAY PARADE A SUCCESS.

Councilman Wilson moved for the adoption of Resolution No. 70-131, to be permaplaqued. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Mrs. Grace Hockworth, representing the Torrance Business and Professional Women's Club, accepted the thanks of the Council from Mayor Miller.

PROCLAMATIONS:

10. "Conquer Multiple Sclerosis Week" - June 14-21, 1970.
11. "National Flag Week" - June 14-21, 1970.

So proclaimed by Mayor Miller.

NONCONTROVERSIAL ITEMS:

12. EXPENDITURES OVER \$300:

A. BUDGETED:

1. \$2382.54 to Nichols Heating and Air Conditioning for an annual Air Conditioning Filter Replacement Contract as requested by the Custodial Department.
2. \$535.50 to Western Fire Equipment for four only 1½" "turbojet" adjustable water fog nozzles as requested by the Fire Department as replacements.
3. \$727.44 to Albro Fire Equipment Company for 16 various size "Hale Water Valves" as requested by the Fire Department.
4. \$1448.84 to Fred E. Klingler Company for the City's annual requirements for Engineering reproduction paper as requested by the Engineering Department for Fiscal Year 1970-71.
5. \$315.63 to Park Son, Incorporated for 13 various size water pipe sleeves and 1 only 4" valve as requested by the Water Department.

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- 6. \$307.21 to Marvin Beardsley for the repair of a City water well chlorinator as requested by the Water Department for Well Site #6 (Artesia and Yukon).
- 7. \$476.60 to Muncie Reclamation & Supply for various rebuilt bus transmission repair parts and fabrication work as requested by the City Garage.
- 8. \$630.00 to Alex Thompson for 20,000 rounds of reloaded .45 caliber ammunition as requested by the Police Department for use on the pistol range.
- 9. \$505.58 to Automatic Printing for 5,000 sets of Police Booking Reports as requested by the Police Department for use in booking law violators.
- 10. \$1,000 to Guardian Fence Company for chain link fencing supplies "as needed" for repair purposes "as requested" by the Park Department. This will be an annual contract and prices quoted reflect volume quantity.
- 11. \$316.26 to Graybar Electric for 24 tamper-proof light fixtures as requested by the Traffic & Lighting Dept.

B. SPECIAL ITEMS - LIBRARY:

- 12. \$2353.90 to Campbell & Hall, c/o Harry R. Wilson, for 123 adult and 419 juvenile books.
- 13. \$313.88 to Hacker Art Books for 12 adult books.
- 14. \$300.89 to Needham Book Finders for 142 adult books.
- 15. \$415.46 to Arco Publishing Company for 118 adult books.

13. ACCEPTANCE OF FOAM TRAILER.

RECOMMENDATION OF FIRE CHIEF:

That Council accept the transfer of all right, title, and interest in a foam trailer currently owned by the Petroleum Production Association, Torrance, California

14. AWARD OF CONTRACT - Custodial Supplies (Ref. Bid #B70-27).

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the awarding of the following contracts for items specified (described in Quotation Sheet):

- 1. To A-1 Chemical Company in the amount of \$4177.98, including tax, to supply bid items 1-4, 7 and 90.
- 2. To Southland Janitor Supply Company in the amount of \$2108.74, including tax, to supply bid items 12,24, 27-29, 31,32, 62-64, 93 and 94.

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3. To National Sanitary Supply Company in the amount of \$3094.11, including tax, to supply bid items 5,14,17,18,20,21,23,34,37, 39-43, 46,49,55,59,61,66,67,69,73,79-81,84,87,89,91, 92, 95 and 98.
4. To Gale Supply Company in the amount of \$4451.63, including tax, to supply bid items 8-10,13,16,19, 26,33,35,36,38,44,47,48,51,54,60,72,74,76,77,88 and 99.
5. To Firstco in the amount of \$5301.09, including tax, to supply bid items 6,11,25,45,50,52,53,56, 57,58,65,68,70,75,78,82,83,85,86,96,97 and 100.
6. To Procter and Gamble Distributing Company in the amount of \$620.97, including tax, to supply bid items 30, 15 and 71.
15. (Considered separately).
16. RENEWAL OF CONTRACTS - Annual Park Department Requirements:
 - A. Fertilizers, Top Dressings, Insecticides and Weed Killers (Ref. Bids #B69-32,33, and 35.
 - B. Steer Manure - Ref. Bid #B68-31.

RECOMMENDATION OF FINANCE DIRECTOR:

1. That Council approve renewing the contract to Alco Chemical Company for 46 different items (as listed in subject material) in the total amount of \$33,831.42, including tax.
2. That Council approve renewing the contract to Norwalk Fertilizer Company for 3,500 cubic yards of steer manure for an additional year in the amount of \$9,738.75, including tax.
17. Request for Council acceptance of work as completed - Resurface of City Tennis and Basketball Courts per Reference Bid #B69-65.

RECOMMENDATION OF FINANCE DIRECTOR:

1. That Council accept as satisfactorily completed the resurfacing of tennis and basketball courts at the following parks:
 - A. Pueblo Community Center
 - B. Torrance Park
 - C. McMaster Park
 - D. LaRomeria Park.
2. That \$8390.00 be paid to the Schwall Construction Company for said work.
18. (Considered separately).
19. CLAIM of Thomas Ray Rouse for personal and property damages.

RECOMMENDATION OF CITY CLERK: That said claim be denied and referred to the City Attorney.

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MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items 12, 13, 14, 16, 17, and 19. His motion was seconded by Councilman Johnson, and carried as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber,
Uerkwitz, Wilson, and Mayor Miller.

NOES: COUNCILMEN: None.

15. AWARD OF CONTRACT - Curb and Gutter on north side of Torrance Boulevard, west of Madrona Avenue - (Informal Bid) - Job No. 70032.

RECOMMENDATIONS OF CITY ENGINEER:

1. That the contract be awarded to Norman T. Ruggles, and all other bids be rejected; and
2. That \$600 be appropriated from Section 2107 Gas Tax Funds to cover costs.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the City Engineer, with the appropriation of \$600 from Gas Tax Funds. The motion was seconded by Councilman Johnson, and was unanimously approved by roll call vote.

18. CLAIM of Frances Shigut for personal damages.

RECOMMENDATION OF CITY CLERK:

That said claim be denied and referred to the City Attorney.

City Attorney Remelmeyer clarified that appropriate Council action would be to deny the request for the filing of a late claim, adding that this is an unusual situation where there is a request to file a late claim, with reasons set forth as to why the claim is late -- the Council has the discretion to allow a claim to be filed that has passed the period set by the Government Code, and this is such a claim.

MOTION: Councilman Wilson moved to deny the request to file a late claim in the subject case, with referral to the City Attorney. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

* * * *

At 7:10 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable. The Council returned to its agenda at 7:11 P.M.

* * * *

HEARINGS - PLANNING AND ZONING:

20. VARIANCE 70-8, DONALD AND CAROL ANNE SHORE.

Request for variance to the R-1 zone to allow the use of a single family residence for a child care business on property located at 23738 Pennsylvania Avenue.

PLANNING COMMISSION RECOMMENDS APPROVAL SUBJECT TO CERTAIN CONDITIONS.

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

Mayor Miller announced that this is the time and place for the public hearing on Variance 70-8, and inquired if anyone wished to be heard.

The proponents, Mr. and Mrs. Shore, were present, and indicated their agreement with Planning Commission conditions; further, all State requirements have been met.

There being no one else who wished to be heard, Councilman Uerkwitz moved that the hearing be closed. His motion was seconded by Councilman Brewster; there were no objections and it was so ordered.

MOTION: Councilman Wilson moved to concur with the Planning Commission recommendation for approval, subject to conditions. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

21. ZONE CHANGE 70-5, TORRANCE PLANNING COMMISSION.

Change of zone from C-1 to R-1 or R-2 on property located at the northeast corner of Carson Street and Maple Avenue.

(a) Communication from Sidney Knable of the law firm of Voorhees, Knable and Voorhees.

PLANNING COMMISSION RECOMMENDS APPROVAL OF R-2 ZONING.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 70-5, and inquired if anyone wished to be heard.

Attorney Sidney Knable, representing the property owner (Mrs. Margaret E. Archibald), reiterated their request for C-R zoning, or referral back to the Planning Commission for further study, as requested in his communication of May 26th to the Council. The contents of this communication relative to the circumstances of this property were outlined by Mr. Knable.

Reviewed as well by Mr. Knable were the County Assessor's figures of commercial property vs residential property -- to compare the differential between \$4.25 for C-1 and \$1.23 for R-2, and then multiply the square footage in the parcel, the difference is \$52,427.20 -- this will result if this property is rezoned to R-2, such money to come right out of Mrs. Archibald's wallet.

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The proposed office building construction was described by Mr. Knable, concluding with the request for C-R zoning or Planning Commission referral.

Mayor Miller then inquired if anyone wished to be heard.

Responding was Mr. Harry Brummett, 1632 Maple Avenue, who indicated his concurrence with the Planning Commission action, and pointed out the fact that Madrona has been designated as a main north-south artery (rather than Maple) which will increase traffic congestion -- combined with the present traffic problems on Maple Avenue at this corner, it would be his recommendation that the Council concur in the R-2 zoning. Mr. Brummett would even favor R-1 zoning. In the event R-2 zoning is approved, it would be his suggestion that the frontage not be on Maple Avenue but, rather, on Carson. Also pointed out by Mr. Brummett were the comments of Planning Commission Chairman Halstead to the effect that the proposed zone change is not to eliminate the service station but to eliminate commercial use of the property.

Mr. Sheldon Schwartz, 1631 Flower Avenue, commented that the subject area is either R-1 or R-2, and this C-1 area should be rectified -- it was his further comment that there have been at least three gas stations at this corner within recent years, none of which has been successful. This is obviously a residential, not commercial, area; it should be kept that way, in the opinion of Mr. Schwartz.

Next to speak was Mr. Louis Surber, 3106 Antonio, who was in agreement that the property be in the residential category -- the corner, at the present time, is hazardous, and another commercial establishment would do nothing but add to the problem.

Mr. W.L. Jallette, 1626 Maple Avenue, referred to the lifetime of the gas station and recommended that a look be taken at what has happened in that time by way of residential development. There is now an opportunity to correct this spot zoning, and Mr. Jallette urged that the Council concur with the Planning Commission's recommendation.

At Councilman Brewster's question, City Attorney Remelmeyer advised that C-R zoning could not be entertained at this meeting -- complete readvertising and Planning Commission action would be necessary. Further study would be necessary, City Attorney Remelmeyer added, to determine whether or not there would be any liability on the part of the City as to the value of the land and the effect of rezoning same.

Mrs. Archibald spoke at this time, stating that she had purchased the subject property as C-1, with the idea of growth and development, approximately 14 years ago; she would not welcome the financial loss represented by the proposed rezoning.

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

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MOTION: Councilman Wilson moved that ZC 70-5 be referred back to the Planning Commission and studied by the City Attorney. The motion was seconded by Councilman Surber.

It was the comment of Mayor Miller, prior to roll call vote on the motion, that he is cognizant of the problem and possible hardship presented to the property owner in this case -- a hardship can be created conversely as well. Mayor Miller then recalled previous unsuccessful attempts to rezone all of Carson Street to R-3; the R-2 pattern has been created, and it is the Mayor's opinion that the nature of the growth has changed the picture and commercially zoned property no longer is appropriate. Were the rule of hardship applied to each case, Mayor Miller concluded, there would be spot zoning throughout the City of Torrance.

Councilman Wilson stated that his primary concern is the fact that the property owner was not present for the hearing; she is entitled to that, in his opinion. It was confirmed that all proper procedures relative to notification had been complied with.

Proper interim control was questioned by Councilman Uerkwitz -- City Attorney Remelmeyer advised that the existing moratorium will expire on June 30th, and should be extended. The question was directed to the attorney, Mr. Knable, as to whether or not he would stipulate to the moratorium continuing during the period of study -- Mr. Knable so stipulated. Mr. Knable further advised the Council that Humble Oil Company has terminated its lease with his client; hence there will not be a service station on the subject property -- Mr. Knable clarified that he would stipulate that no application for any commercial use during the study period would be made.

The motion, while later approved, failed to carry at this point, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Surber, Wilson.
NOES: COUNCILMEN: Brewster, Sciarrotta, Uerkwitz,
and Mayor Miller.

It was the comment of Councilman Johnson, regarding his "yes" vote, that while he is very sympathetic with both parties, he can see nothing really wrong with sending it back to the Planning Commission for this type of study so that equities will be completely exhausted -- the point is certainly well taken on the part of the homeowners, and certainly well taken on the part of the owner.

Councilman Brewster expressed his concern regarding the bias on which this property may eventually be split -- were it split on the east-west bias he would prefer R-1 zoning; a north-south bias should be R-2, and inquired if a proposal for an overlay based on those kind of conditions would be in order. City Attorney Remelmeyer commented that this would be determined at the time a lot split is requested; there is no Council jurisdiction over that at the present time.

Discussion returned to the proper course of action. The City Attorney pointed out that there could be a problem regarding notice; the courts would not permit rezoning of property if there were any question that the property owners did not have notice. It was the suggestion of Mr. Remelmeyer, all things considered, that the subject case be sent back to the Planning Commission for reconsideration, and that he further study the matter -- good judgment would dictate that Councilman Wilson's motion be approved.

Councilman Brewster indicated that he would change his vote to "yes", as did Councilman Sciarrotta, (on the advice of the City Attorney)-- the motion, therefore, carried.

* * * *

22. ZONE CHANGE 70-6, SHELDON APPEL CONSTRUCTION COMPANY.
Change of zone from A-1 to C-3 on property located at the northwest corner of Hawthorne Boulevard and 238th Street.
PLANNING COMMISSION RECOMMENDS APPROVAL SUBJECT TO A PRECISE PLAN.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 70-6, and inquired if anyone wished to be heard. There was no response.

Councilman Uerkwitz moved that the hearing be closed. His motion, seconded by Councilman Sciarrotta, was unanimously approved.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning Commission for approval subject to a Precise Plan. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

PERSONNEL MATTERS:

23. Amendment to Section 14.31.5 of the City Code relating to Move-up Assignments in the Police Department.

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

ORDINANCE NO. 2086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 14.31.5 OF ARTICLE 31, CHAPTER 4 OF THE CITY CODE ADDING A PROVISION THAT MOVE-UP ASSIGNMENTS FOR CHIEF OF POLICE SHALL GO TO A CAPTAIN DESIGNATED BY THE CHIEF OF POLICE.

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Councilman Johnson moved for the approval of Ordinance No. 2086 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

24. Memoranda of Understanding - Wage and Salary.

City Manager Ferraro advised that this material will be available for budget session on June 12th.

STREETS AND SIDEWALKS:

25. IRREVOCABLE OFFER TO DEDICATE.
RESOLUTION authorizing the recordation of irrevocable offers to dedicate.

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

RESOLUTION NO. 70-132

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING CERTAIN OFFICERS OF THE CITY TO CONSENT TO RECORDATION OF IRREVOCABLE OFFERS TO DEDICATE PROPERTY IN THE CITY.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-132. His motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

26. PROPOSED VACATION OF ALLEY southerly of New Horizons between 229th Place and Maple Avenue.
(Beneficiary: New Horizons - fee paid).

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

RESOLUTION NO. 70-133

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE A PORTION OF THE ALLEY BETWEEN 229TH PLACE AND MAPLE AVENUE IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR A HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

Councilman Uerkwitz moved for the adoption of Resolution No. 70-133. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

REAL PROPERTY:

27. RESOLUTION of the City Council of the City of Torrance authorizing the Mayor and City Clerk to execute and attest the second amendment to Airport Hangar Lease between the City and Jo Woodley.

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

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RESOLUTION NO. 70-134

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT SECOND AMENDMENT TO AIRPORT HANGAR LEASE BETWEEN THE CITY OF TORRANCE AND JO WOODLEY.

Councilman Wilson moved for the adoption of Resolution No. 70-134. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

28. TORRANCE BOULEVARD LIGHTING IMPROVEMENT DISTRICT, SERIES 25.RECOMMENDATION OF CITY TRAFFIC ENGINEER:

Authorization by the City Council by Minute action of an extra work item in the sum of \$975 for Torrance Boulevard Lighting Improvement District, Series 25.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the City Traffic Engineer, including the appropriation of \$975. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

TRAFFIC AND LIGHTING:

29. Proposed Streets and Highways Commission - heard earlier in the meeting.

AIRPORT MATTERS:

30. ORDINANCE NO. 2085 re: application of the Vehicle Code of the State of California to the Torrance Municipal Airport with additional regulations.

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

ORDINANCE NO. 2085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 51.2.8 OF THE TORRANCE MUNICIPAL CODE AND ADDING ARTICLE 3 TO CHAPTER 1 OF DIVISION 5 OF SAID CODE AND PROVIDING FOR THE APPLICATION OF THE VEHICLE CODE OF THE STATE OF CALIFORNIA TO THE TORRANCE MUNICIPAL AIRPORT WITH ADDITIONAL REGULATIONS.

Councilman Uerkwitz moved for the approval of Ordinance No. 2085 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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WATER SYSTEM:

31. Request for free water service to North Torrance Little League-East. WATER COMMISSION RECOMMENDS APPROVAL. WATER DEPARTMENT RECOMMENDS DENIAL.

Present on this matter were Messrs. Burgan (North Torrance Little League president), Kelly, Manahan, and Kearns. Mr. Kelly described the many donations, both financial and physical, in making a former weed patch a community contribution of note by way of this youth program.

Discussion followed on the obvious merits of this activity and all like it. It was, however, pointed out by City Attorney Remelmeyer that many legal problems are presented, noting that Little League is a private corporation and the playing field is privately owned; further, a precedent would be established that could result in additional complications.

The Little League \$1.00 per year lease with Bethlehem Steel was noted by Mr. Burgan, and the possibility of transfer to the City -- it was finally agreed that Mr. Burgan, in cooperation with Staff, make an attempt to effectuate such a transfer, with a report back to the Council on the outcome.

ITEMS NOT OTHERWISE CLASSIFIED:

32. APPEAL of Charlotte Gonzales to request for supplementary relocation payment.

Mrs. Charlotte Gonzales was present to elaborate on the contents of her May 28th letter wherein supplementary relocation payment is requested, and to explain that the house now occupied does not meet the standards required by Section 6 of the Resolution 70-77.

Following clarification of the circumstances by Assistant City Manager Scharfman, and the affirmation by Building and Safety Director McKinnon that these quarters are better than what she had, if that would serve as the basis for a waiver in the Council's judgment, Councilman Uerkwitz MOVED to waive Section 6 of Resolution 70-77 in the case of Mrs. Charlotte Gonzales. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

33. City Attorney Remelmeyer presented a lengthy report on the matter of non-producing oil wells and the legislative efforts to date in this regard -- i.e. S.B. 966 -- as well as meetings to facilitate such legislation; regretfully, without success.
34. City Treasurer Rupert advised that the Redevelopment Agency sold its project loan notes in the amount of 3.6+ million dollars this date, with an extremely low bid of 5.21%.
35. A meeting on June 12th in San Francisco of the League of California Cities, Financial Administration Committee, of which he

is a member, was noted by City Treasurer Rupert with a request that he be permitted to attend, with appropriate expenses, not to exceed \$50.00. Councilman Uerkwitz so MOVED; the motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

36. Councilman Sciarrotta called attention to A.B. 1306, now before the Assembly Revenue and Taxation Committee, which bill will exempt building contractors and subcontractors from purchasing City business licenses -- these encroachments into City revenue must be stopped, in the opinion of Mr. Sciarrotta, and he requested that a letter go forward to State legislators, signed by each Councilman, not only to stop A.B. 1306 but any similar bill which preempts taxation on any source of revenue the City now has. Councilman Sciarrotta so MOVED; his motion was seconded by Councilman Brewster; there were no objections, and it was so ordered.

37. It was announced by Councilman Uerkwitz that the South Bay Councilmen's Association this year will meet in Torrance on the 4th Thursday of each month; City Attorney Remelmeyer has been invited to make the first presentation.

38. Councilman Wilson commended the Planning Director for their excellent publication - "The Impact of Apartment Construction in Torrance" - it is his hope that the study will be continued and projected into the future as to possible land use for high-rise and the meaning thereof.

39. Mrs. Helen Jaynes, 23640 Park Street, described her difficulties in regard to relocation relative to the Meadow Park Project. Deputy City Attorney Allen reported on his understanding that every possible step has been taken to assist Mrs. Jaynes in effecting relocation.

City Manager Ferraro requested permission to file a complete report for the Redevelopment Agency agency agenda of June 23rd. The Council was in agreement that additional information was needed.

Mrs. Jaynes pointed out that she is slated to be evicted next Thursday, June 11th -- it was the consensus of opinion that a two-week time extension would be in order. Councilman Johnson so MOVED; his motion was seconded by Councilman Uerkwitz, and there were no objections.

40. Brian Gauthier requested permission to present petitions from part-time City employees regarding budget matters -- Mayor Miller advised him that such presentation must be made to management.

At 8:45 P.M. Councilman Sciarrotta moved to adjourn to Wednesday, June 10, 1970 at 4:00 P.M.

* * * *

Ava Cripe
Minute Secretary

Vernon W. Coil

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

APPROVED BY:

Ken Miller

Mayor of the City of Torrance