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Adjourned at 11:00 P.M.

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Ava Cripe
Minute Secretary

ii.

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MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, February 9, 1971, at 7:00 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:

Boy Scout Glen Pyle, Troop 315-C, led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend R.W. Kornegay, First Church of the Nazarene.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved for approval of the minutes of January 26, 1971 and February 2, 1971, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

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 Wilson, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS:

Police, Fire, and Public Safety:
February 16th at 4:30 P.M.

Legislative:
February 17th at 10:00 A.M.

Park, Recreation, and Community Development:
February 11th at 4:00 P.M.

Councilman Brewster reminded the Council of the Intercity Highw meeting on Thursday, February 11th.

PRESENTATIONS:

9. AWARD OF PERMAPLAQUE commending 17-year old Jeff Wise for his courageous conduct in rescuing Roy Efurd from a burning garage.

Mayor Miller, on behalf of the Council, made this presentation to Jeff Wise in recognition of his courage.

10. Presentation of bronze plaque to Mayor Miller from the Sertoma Club of Torrance.

On behalf of the Sertoma Club, Mr. Wesson presented Mayor Miller and the Council with a bronze plaque inscribed with the Declaration of Independence. Further, Sertoma has designated the week of February 21-27 as "Freedom Week" in the City of Torrance.

COMMUNITY AFFAIRS:

11. Attendance of Cubscouts, Pack 315-C, and their respective parents, headed by Cubmaster Larry Schneider.

Appropriate introductions were made, and Pack 315-C was welcomed to the Council meeting by Mayor Miller.

HEARINGS - OTHER THAN PLANNING AND ZONING:

12. CONSTRUCTION OF CURB, GUTTER AND SIDEWALKS AT NORTHEAST CORNER OF SONOMA STREET AND ELM AVENUE (Chapter 27, Short Form 1911 Act #71-1).

RECOMMENDATION OF CITY ENGINEER:

That after the public hearing the City Council pass upon objections or protests, if any, and direct the City Engineer to proceed in conformance with the provisions of Division 7, Part 3, Chapter 27 of the Streets and Highways Code.

Mayor Miller announced that this is the time and place for the public hearing on Chapter 27 (Short Form 1911 Act) City Project 71-1 at the northeast corner of Elm Avenue and Sonoma Street.

The Mayor then inquired of City Engineer Weaver if notice was mailed and posted, and Mr. Weaver responded affirmatively.

Mayor Miller inquired if any written protests had been received; City Clerk Coil responded that there were none.

Next questioned by Mayor Miller was if anyone wished to be heard on this matter; there was no response. Councilman Sciarrotta MOVED that the hearing be closed; his motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Uerkwitz moved to direct the City Engineer to proceed with Chapter 27 (Short Form 1911 Act) City Project 71-1 at northeast corner of Elm Avenue and Sonoma Street. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

* * * *

There was an introduction by Police Chief Nash of five new Torrance Police Officers: Robert Kammerer, Ted Litvin, Jackie Latham, Louis Labit, and James Ulrich. They were warmly welcomed by the Council and wished every success.

* * * *

HEARINGS - PLANNING AND ZONING:

13. AMENDMENT TO MASTER PLAN OF STREETS AND HIGHWAYS, SOUTHEAST TORRANCE - TORRANCE PLANNING COMMISSION.
Determination of possible alternatives to the opening of 236th Place between Cabrillo Avenue and Arlington Avenue.

Mayor Miller announced that this is the time and place for the subject public hearing, and invited those who wished to speak to come forward at this time.

Mr. Fred Carlin, 2921 Carib Street, Newport Beach, spoke on behalf of the owners of the property between 236th Place and 236th Street, where the Planning Commission-recommended cul-de-sac would be placed. It is felt that to develop their property (115 ft. width by 239 ft. to the center line of 236th Place) it would be best to run the street on through; they have the only link of the street that is not through.

A communication from C.A. Thompson, 2153 - 237th Street, was read aloud by Mayor Miller at this point: "Due to illness, we are unable to attend this meeting tonight. At the suggestion of the girl in your office we are writing this letter regarding Alternate #6 on 236th Place. We want to go on record, not opposing a cul-de-sac, but we do oppose our property being used for a cul-de-sac. We would rather see the street go through as originally planned."

Mr. Carlin then reiterated that, for the record, ^{for}the property between 236th Street and 236th Place that there be the straight access through to Arlington -- he cannot see why this street is different from all the other streets in Torrance that somehow get through.

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Discussion by the Council followed, particularly regarding cul-de-sacs, with Fire Chief Lucas noting that they should stop at the 300 ft. mark from the Fire Department's standpoint.

It was the further comment of Mr. Carlin that they have a respectable sized piece of property, as yet unused, it being hoped that someday they could get a variance to put income property there -- if this could be accomplished, they would have subterranean parking, coming in off 236th Street, which would not bother the people on 236th Place in any respect; obviously, the simplest approach is straight through.

It was recalled by Councilman Johnson at an earlier hearing on this matter that the people were virtually promised that the street would not cut through to Arlington -- in his opinion, the cul-de-sac bulb is nothing more than a refinement of the dead end street that now exists; Mr. Johnson favors alternative #6.

Next to speak was Mr. John Kuhn, 1241 - 5th Street, Manhattan Beach, who stated his concern for Mrs. Fields' home which would be eliminated were the street cut through -- a house which has been at this location since 1932 -- it does not right to condemn and persecute one person in this manner. It was Mr. Kuhn's suggestion that it be a cul-de-sac, per alternative #6, until such time as there is no further need by Mrs. Fields.

It was pointed out by Planning Director Shartle that under consideration at this time is an amendment to a Master Plan of Streets, not construction of a street -- the Master Plan is a long range plan, and it would appear that Mr. Kuhn's request is that he has no objection to the street eventually being put through, but, in the interim, that it stop short where it is; that, then, would be the original plan, which does not state when it is to happen, only that it will happen.

Water System Manager Borgwat described the existing water main situation in this area, and recommended that, by way of an easement, there should be an opportunity to tie onto Arlington, or to go south to 237th Place or north to 236th Street, whether the street is put through or not. City Engineer Weaver that such an easement had already been acquired, with the exception of one lot.

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

Councilman Uerkwitz MOVED that this matter be referred to the Traffic Commission to entertain the additional information provided by the Water System Manager, etc., to return with a recommendation to the Council at the earliest possible date. The motion was seconded by Councilman Surber.

There was discussion on the motion. Councilman Brewster indicated that he had no objection to the motion, except for the fact that these people have made several appearances in regard to this matter, and the further fact that he is not convinced that

there is any solution other than the compromise solution represented by Plan #5, and the Staff comment that "care must be exercised when revising street patterns to preclude establishing precedents which may subvert the total circulation and safety plan and result in chaos." It is important, in Councilman Brewster's opinion, that the Council not adopt very parochial attitudes relative to the Master Plan of Streets and Highways because if this block were subverted to a cul-de-sac, or something else, there would be no reason why every other block in the City cannot come in and petition for a cul-de-sac, with the ultimate destruction of the City's Master Plan and the circulation afforded thereby. Councilman Brewster acknowledged his concern for the residents on this block -- it does not seem necessary that every block open onto Arlington Avenue; further, the pattern is already established to the north, and the obvious solution is Alternate #5 which elbows down to 237th Street.

Discussion returned to the various alternatives. Planning Director Shartle stated that whatever plan the Council decides upon, if it is different from what presently exists, they would probably want a detailed study as to exactly where the property would come from.

Councilman Johnson reiterated his feeling that the people were left with a moral obligation on the part of the Council to hold to a "no through street", including the elbow. Mr. Johnson thereupon offered a SUBSTITUTE MOTION for approval of Alternative #6, concurring with the Planning Commission. The motion died for lack of a second.

It was the suggestion of Councilman Brewster that the Council adopt Alternate #5 in principle, and then refer it to the Traffic Commission for a precise study of the north-south segment of the elbow.

Of primary interest to Councilman Wilson was the location of property likely to be condemned in the event the street were opened to Arlington and the obstacles that might be presented.

It was the comment of Mayor Miller that if in the future a through street to Arlington can be obtained (perhaps cul-de-sacing it now but keeping it part of the Master Plan) which, from the long range point of view, would be a better plan than elbowing out a 30 ft. street which would prove a problem to Fire Department equipment.

At the Mayor's question, Planning Director Shartle indicated his preference for the long range plan for continuing the street on through, restating that this is a long range plan in time and noting that many streets in the City deadend temporarily for long periods of time with the ultimate goal of pushing them on through, which is all they had in mind in the first place. Further, according to Mr. Shartle, a temporary cul-de-sac would help alleviate turnaround problems, and there is a very good chance that development will take place in the not too distant future which will result in a half-street.

The following action resulted:

MOTION: Councilman Johnson moved that the Master Plan of the streets in the Southeast Torrance area not be revised, but that there be a temporary bulb on 236th Place, minus any vacation. The motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Surber, Wilson, and
Mayor Miller.

NOES: COUNCILMEN: Brewster, Sciarrotta, Uerkwitz.

It was clarified by Mayor Miller that the above action will mean that the cul-de-sac will be left there, but also leave on the Master Plan the ingress, egress off of Arlington so that at a future date as this area develops there will be future consideration of continuing 236th Place through.

* * * *

The hour being 7:55 P.M., a 5-minute recess was ordered by Mayor Miller.

* * * *

14. A. ZONE CHANGE 70-33, TORRANCE PLANNING COMMISSION.
Zone Change to any and all zones in the Victor Precinct.
- B. PROPOSED AMENDMENT TO THE MASTER PLAN FOR THE VICTOR PRECINCT - STREETS AND HIGHWAYS.
- C. PROPOSED AMENDMENT TO THE MASTER PLAN OF STREETS IN THE VICTOR PRECINCT.
- D. PROPOSED AMENDMENT TO THE MASTER PLAN OF THE VICTOR PRECINCT.

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 subject public hearing.

City Clerk Coil noted that three additional letters, along with a petition containing 172 signatures, had been received, and have now been incorporated in the record of this case.

It was the recommendation of Mayor Miller that in view of the magnitude of this area and the consideration thereof that the Council consider it by areas, as did the Planning Commission. Councilman Johnson requested permission to first read his prepared statement (a matter of record) relative to the Victor Precinct, such permission was granted by Mayor Miller, and Councilman Johnson's remarks incorporated his opinion that the subject case involves a change in the remaining and largely undeveloped area of the Victor

Precinct and stands as one of the few remaining areas in Torrance where the land is undeveloped and can be properly planned for the future. The land owners in the area have waited long and patiently for this and past Councils to make a firm disposition of their property in keeping with the changing complexion and needs of the City of Torrance. This Council has the opportunity, now, to make the decision for that land.

It is the opinion of Councilman Johnson that this area be re-master-planned to strike a proper balance between commercial, residential, medical and professional, and open spaces.

To this end, it was proposed by Councilman Johnson that this matter be returned to the Planning Department and Planning Commission to re-plan the area to achieve a proper balance between:

PROPOSAL ONE:

- A. R-TH
- B. R-3
- C. R-4
- D. R-5
- E. R-P
- F. C
- G. HMD
- H. PN
- I. And proper street widening compatible with the foregoing zone definitions.

PROPOSAL TWO:

A park district be formed for the area to at least buy the land needed to meet the area requirements for the park that is being proposed by the Bond Steering Committee and consultants and to make this area green; the cost of this Proposal Two to be borne by the property owners in the area defined.

PROPOSAL THREE:

The land owners, as a condition of their development, dedicate to the City the additional land required for the widening of the streets in the area in accordance with the approved plan. (The Traffic and Lighting Department has just released a report on the traffic load and flow for this area.)

PROPOSAL FOUR:

An overlay "M" zone be provided for those manufacturing enterprises presently there. The overlay to also provide the ability of those existing enterprises to expand their improvements within the boundaries of their own land, or land that the Planning Department feels might be reasonably needed to expand their existing business.

Councilman Johnson then outlined some 15 reasons for the above recommendations, concluding with the suggestion that there be a motion to return case ZC 70-33 to the Planning Department and Planning Commission for the purpose of re-master planning the area described in keeping with Proposals One through Four herein described.

Appropriate procedure was then discussed, and it was the consensus that consideration be directed to each area, it being noted that any controversy would center around Area #4 which is essentially the basis for Councilman Johnson's remarks as well.

It was the request of Councilman Sciarrotta at this point that future dissertations by Councilmen of such scope be furnished the other Councilmen along with the regular agenda material in order to facilitate understanding of what is proposed.

Mayor Miller then inquired if anyone in the audience wished to speak on Areas 1, 2, and 3; there was no response. Informal concurrence with Planning Commission recommendations on Areas 1, 2, and 3 was indicated by the Council.

Speaking at this time was Mrs. James Pierson, 5620 Bartlett Drive, representing the League of Women Voters, ^{who} referred to the PU area designated in Area #3 (the sump area) and noted that the sump has 3.6 acres, not enough for a park; if any kind of master planning is proposed, the League is of the opinion that it would be very good to think in terms of larger amounts of area in the event this is possible in this particular section. Planning Director Shartle pointed out the problems involving zoning of private property to a public use zone, this being inverse condemnation.

Attention was now directed to AREA 4:

Mayor Miller stated that while he has no interest in any property in this area, he is involved in negotiations with one of the proponents of one of these pieces of property, and he will, therefore, ABSTAIN in the consideration of Area #4.

Mayor Pro Tem Sciarrotta then assumed leadership of the meeting, and invited those desiring to speak to come forward at this time.

Mr. Dale Liston, 2371 Torrance Boulevard, representing Mr. Dan Butcher, stated that they are the owners of three of the five acre parcels in Area #4 -- construction will start on one of the parcels in approximately ten days with a Council-approved R-3 building; plans are presently being drawn, and are partially completed, on another development on the north side of Spencer. Therefore, it is requested that they remain with their present R-3 zoning.

Next to speak was Mr. Ray Jerson (?), 20903 Hawthorne Boulevard, representing Mr. Parnelli Jones, ^{who} stated that property in Area #4 had been purchased some 5 years ago primarily to accommodate their expanding business -- this is an M-1 area, and they have a set of plans in the Building Department at the present time for an office and a warehouse.

Mrs. Thelma Turner, 2460 West 228th Street, referred to the constant appearances over the past few years of the same people who are concerned with this area, only to have nothing happen -- it is now surprising to learn that an M-1 building

is proposed in this area, after a long period of inactivity. Mrs. Turner pointed out the considerable time that has been devoted to this matter, and stated that it is time for the Council to step in and help these property owners zoning-wise so that they can do something with it.

Continuing, Mrs. Turner commented on the fruitless efforts of the Planning Commission, and then specifically referred to newspaper articles quoting Planning Commissioner Uyeda's views ... "I would recommend R-5 because this area is beautiful and has potential...." (February 22, 1968) and those of Planning Commissioner Brewster, at that time, "...since when does the County Tax Assessor determine what proper zoning should be...." (February, 1968).

Mrs. Turner again urged that the Council take action at this time, in fairness to these people.

Next to speak was Mr. Gordon Irvine, owner of property at 4029 Spencer, who stated that he ^{has} paid virtually confiscatory taxes for a number of years and has been unable to develop the property in any way whatsoever. Mr. Irvine also stated that he is in wholehearted agreement with the earlier remarks by Councilman Johnson, and were they followed, development that would be a credit to Torrance should result.

At Councilman Brewster's question regarding the difficulties of developing the property, Mr. Irvine advised that he has advertised extensively and contacted people interested in industrial development but who are not interested in this area in view of its uncertain future. Mr. Irvine added that he had accepted an offer of \$1.65 per sq. ft. but this was later turned down by the prospective buyer.

Mr. Kenneth Watts, 20905 Earl Street, stated that he has two businesses at this location where they have been operating for approximately thirty years -- he then outlined future development plans, and requested that his property retain the M-1 zoning, in view of the substantial investment made and the fact that relocation is impractical. Further, according to Mr. Watts, future expansion is proposed in their program, and he again requested that the M-1 zone be retained.

Miss Susan Rodriguez and several of her friends were present to urge that the present stables remain in that this area is sorely needed for their horses, some 60 in number.

West High student Joey Good, 4902 Carmelynn, joined Miss Rodriguez in urging that the stables remain -- more buildings will only bring in more people; it is better to keep the "natural life" in Torrance.

Mr. Ben Kaufman, 429 Calle Mayor, stated that the earlier speaker, Mr. Watts, had indicated to him that he would have no objection to converting the subject area from M-1 to R-4 provided

he could amortize his investment, and was granted a reasonable period of time (15 to 20 years) to do so.

The traffic problems envisioned by the Planning Commission were referred to by Mr. Kaufman who pointed out that a recent study by the Traffic Department indicated that the streets as they are will be able to accomodate all traffic even were this area completely filled with densely populated homes through 1990. It was added by Mr. Kaufman that it sometimes appears that it will take until 1990 before any real action is taken on this property.

It was further noted by Mr. Kaufman that the tax rate in the Victor Precinct, minus streets, sewers, sidewalks is 117% of the tax rate for the improved industrial property on Western Avenue.

Mr. William Zappas, 4300 Del Amo Boulevard, stated that he is in favor of rezoning the subject property to a logical zone - possibly R-4 or R-3 (R-5 while acceptable is not practical). Mr. Zappas also referred to the ever increasing taxes, with additional increases predicted, and the need for a decision now relative to this area in view of the hardships for many of the property owners.

Next to speak was Mr. Sallas Arias, 4011 Spencer Street, an owner of this property for some forty years, who requested that his letter be read aloud requesting that the zoning be changed from M-1 to R-3. This was done by City Clerk Coil. It was added by Mr. Arias that this area is the "Torrance Slums" and the situation is a sad one.

Mr. Charles Good stated that he is the owner of two industrial buildings, one on Earl and one on Spencer Street -- he would like them to remain that way.

Mr. Jim Rollins, 21006 Wood, indicated that he had written a letter recommending concurrence with the recommendation of the Planning Commission.

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

The following action was taken by the Council:

MOTION: Councilman Wilson moved to concur with the Planning Commission recommendations on Areas 1, 2, and 3. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

Councilman Johnson MOVED that Area 4 be returned to the Planning Department and Planning Commission for the purpose of restudying to meet the criteria established by the paper earlier read by him. The motion was seconded by Councilman Sciarrotta, but failed to carry, with a tie vote as follows:

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

It was the comment of Councilman Uerkwitz, at the time of his "no" vote, that he has no real objection to sending this matter back, but the original contention when he was opposed to rezoning this area was the freeway situation involving industrial property -- as long as the Red Route exists there is no reason why the property would not qualify as M-1, but should the Red Route not go through then it would not, in his opinion, be classified as M property. Therefore, Councilman Uerkwitz is not voting against the motion per se; he would like to leave the area as it is.

MOTION: Councilman Uerkwitz moved that the property in Area #4 remain as it is. His motion was seconded by Councilman Brewster, and likewise failed, with a tie vote as follows:

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

The ultimate result, in view of the above deadlock, was that the subject area remains as it presently is.

* * * *

The hour being 9:20 P.M., a 10-minute recess was ordered by Mayor Miller.

* * * *

The Council now considered:

14. B. PROPOSED AMENDMENT TO THE MASTER PLAN FOR THE VICTOR PRECINCT - STREETS AND HIGHWAYS.

Area bordered by Anza Avenue, Hawthorne Boulevard, Torrance Boulevard, and Del Amo Boulevard.

Mayor Miller inquired if anyone wished to be heard on the subject matter; there was no response.

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

MOTION: Councilman Sciarrotta moved to concur with Traffic and Lighting Department recommendations #1,2, and 3. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

C. PROPOSED AMENDMENT TO THE MASTER PLAN OF STREETS IN THE VICTOR PRECINCT.

MOTION: Councilman Johnson moved that item 14-C be referred back to Staff. His motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

It was the request of Councilman Uerkwitz that this matter be considered by the Traffic Commission before it is returned to the Council, and there were no objections to this request.

D. PROPOSED AMENDMENT TO THE MASTER PLAN OF THE VICTOR PRECINCT to conform with previous Planning Commission action ZC 70-33.

Area bordered by Anza Avenue, Hawthorne Boulevard, Torrance Boulevard, and Del Amo Boulevard.

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

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

MOTION: Councilman Brewster moved that the Master Plan for the Victor Precinct be amended to reflect the zoning adjustments just made (Item 14-A) to Areas 1,2, and 3. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

(Considered at this time, out of order:)

ADDENDUM ITEM:

45. ORDINANCE RE: BRIDGE CLUBS.

Present was Mrs. Dorothy Fennimore, 25316 Crenshaw, who requested that the ordinance pertaining to bridge clubs be revised relative to opening time -- that it be 10 A.M. instead of 12 Noon which would be much more convenient for the participants.

There were no objections to the request, and Mayor Miller requested that the City Clerk assign a number and read title to:

ORDINANCE NO. 2193

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 35.1.10 OF THE TORRANCE MUNICIPAL CODE TO CHANGE THE HOURS OF OPERATION FOR CARD CLUBS.

Councilman Uerkwitz moved for the approval of Ordinance No. 2193 at its first reading. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

* * * *

The hour being 9:50 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

The Council returned to its agenda at 9:51 P.M.

* * * *

PLANNING AND ZONING MATTERS:

15. ORDINANCE prohibiting the drilling, redrilling, or deepening of oil well holes in the City; providing for exceptions to such provisions; eliminating the "O" zone from combining oil districts; and repealing Ordinance No. 2130 relating to the same matter.

ORDINANCE NO. 2194

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PROHIBITING THE DRILLING, RE-DRILLING, OR DEEPENING OF OIL WELL HOLES IN THE CITY; PROVIDING FOR EXCEPTIONS TO SUCH PROVISIONS; ELIMINATING THE "O" ZONE FROM COMBINING OIL DISTRICTS; AND REPEALING ORDINANCE NO. 2130 RELATING TO THE SAME MATTER.

Councilman Johnson moved for the approval of Ordinance No. 2194 at its first reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

16. ORDINANCE re: Zone Change 70-28.

ORDINANCE NO. 2195

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 THE EAST

SIDE OF HAWTHORNE BOULEVARD BETWEEN THE
SOUTHERN CALIFORNIA EDISON COMPANY POWER
LINE AND DEL AMO BOULEVARD, AND DESCRIBED
IN ZONE CHANGE 70-28.
(Union Carbide Corporation)

Councilman Wilson moved for the approval of Ordinance No. 2195 at its first reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

17. ORDINANCE re: Zone Change 70-27, A-1 Coast Rentals, Inc.

The owner of A-1 Coast Rentals, Mr. Billings, was present and indicated a need for clarification regarding some of the conditions. It was agreed, with concurrence of the proponent, to hold this matter for one week to permit such clarification.

Councilman Uerkwitz MOVED to hold the ordinance re: ZC 70-27 for one week, to be returned on February 16th. His motion was seconded by Councilman Wilson, and there were no objections.

18. TENTATIVE PARCEL MAP 70-1 (TPM No. 2035) HARRY KISSEL.

Request for approval of a tentative parcel map on property located at the southwest corner of Pacific Coast Highway and Anza Avenue.

PLANNING COMMISSION RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

City Manager Ferraro requested that this matter be held for one week in that there is a problem on Parcel 7 which should be resolved before the map is processed.

Mr. Kissel was present to report on the close time schedule involving the tenants in this matter, the time already consumed, and to urge that this situation be resolved at this meeting.

There was clarification of the problem by both Planning Director Shartle and Building and Safety Director McKinnon -- the proposed Condition #4 (presented to the Council at this meeting) re: yard, utility, and access easements was discussed, and it was agreed that the interested parties and Staff should confer in Room 214, to return later in the meeting with a decision regarding the action to be taken by the Council.

STREETS AND SIDEWALKS:

19. City Make-up Paving Policy.

MOTION: Councilman Uerkwitz moved to concur with the amended street improvement policy, per the City Engineer's communication of February 4th. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

20. ORDINANCE regarding necessary Code revisions per new street improvement policy.

ORDINANCE NO. 2196

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SUBSECTIONS 74.3.2 (g) and (j) AND SUBSECTION 74.3.7 (b) OF THE TORRANCE MUNICIPAL CODE AND ADDING NEW SUBSECTIONS 74.3.2 (g) AND (j) OF THE TORRANCE MUNICIPAL CODE PERTAINING TO STREET IMPROVEMENTS.

Councilman Wilson moved for the approval of Ordinance No. 2196 at its first reading. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

21. 1970 Storm Drain Bond Issue - Engineering Services.

Held, per City Manager Ferraro.

22. CONSTRUCTION CHANGE ORDERS FOR CITY HALL ADDITION.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council recommend to the Los Angeles County-City of Torrance Joint Powers Authority that the Building and Safety Director be given the authority to make field decisions and change orders that would not exceed a total of \$10,000 collectively, or \$5,000 in any one change order.

CITY MANAGER'S NOTE:

The City Manager concurs with the Building and Safety Director's recommendation with the understanding that such authorizations would be subject to the City Manager's approval.

MOTION: Councilman Sciarrotta moved to concur with the Building and Safety Director's recommendation and City Manager's Note, as above stated. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

REAL PROPERTY:

23. Jefferson Lease Amendments - Extension of Transmittal Deadline.

RECOMMENDATION OF AIRPORT MANAGER/CITY ATTORNEY:

That the time to present such amendments to the leases to Council be extended from February 2, 1971 to April 6, 1971.

Mr. Leavitt was present and indicated that he had no objection to the extension so long as it is conditioned on a deadline faced by them. City Attorney Remelmeyer confirmed that this is so understood. The technical details involving the street layout were reviewed as well, hopefully, to be resolved in the not too distant future, without establishment of a specific date. MOTION: Councilman Sciarrotta moved to concur with the above recommendation; the motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

24. T-HANGAR STRUCTURE #T-30 - Assertion of City Ownership.RECOMMENDATION OF AIRPORT MANAGER:

That Council authorize and direct the Airport Manager to permit Mr. Soderstrom to remove the T-hangar structure #T-30 from the Airport, subject to the following conditions:

1. Mr. Soderstrom to execute a Hold Harmless Agreement in favor of the City of Torrance.
2. Mr. Soderstrom's insurance coverage to be broadened to include the risks attendant to the removal operations;
3. Deadline for removal shall be within 15 days after the Notice to Proceed is issued by the Airport Manager.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Airport Manager. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

25. RESOLUTION authorizing contract for appraisal services between the City and Howard S. Martin - widening of Del Amo Boulevard - Quinn property.RESOLUTION NO. 71-29

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 CONTRACT FOR APPRAISAL SERVICES BETWEEN THE CITY AND HOWARD S. MARTIN.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-29. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

TRAFFIC AND LIGHTING:26. RESOLUTION establishing a 35 MPH prima facie speed limit on Del Amo Boulevard from Crenshaw Boulevard to Van Ness Avenue.RESOLUTION NO. 71-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING RESOLUTION NO. 61-157, ARTICLE III, WHICH ESTABLISHES 35 MILES PER HOUR PRIMA FACIE SPEED LIMITS BY ADDING A CERTAIN LOCATION THERETO.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-30; his motion was seconded by Councilman Brewster.

At Councilman Surber's question, City Traffic Engineer Horkay stated that the present speed limit is 25 MPH, in the opinion of the City Prosecutor. Mr. Surber indicated that he was in agreement with

the City Prosecutor, and that this residential area should remain a 25 MPH zone, it being noted that at the last meeting the Council had been advised that the existing speed was 65 MPH.

The motion carried, with roll call vote as follows:

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

27. RESOLUTION re: traffic signals on Hawthorne at Penney-Del Amo entrances.

Held for February 16th, per City Manager Ferraro.

AIRPORT MATTERS:

28. Policy regarding new material required for new T-Hangar Structure.

RECOMMENDATION OF AIRPORT MANAGER:

That his recommendation, per memo to the City Council dated January 15, 1971, be adopted without change.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Airport Manager. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber,
Uerkwitz and Wilson.
NOES: COUNCILMEN: Mayor Miller (cannot see why other
materials cannot be used
internally so long as the
external materials are
satisfactory.)

TRANSIT SYSTEM:

29. RESOLUTION regarding Charter Rate Increases with Council Committee Report.

Hold, per City Manager Ferraro.

POLICE OPERATIONS:

30. RESOLUTION authorizing and directing the Chief of Police to destroy certain City records and documents.

RESOLUTION NO. 71-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CHIEF OF POLICE TO DESTROY CERTAIN CITY RECORDS AND DOCUMENTS PURSUANT TO THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

Councilman Wilson moved for the adoption of Resolution No. 71-31. His motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

The Council now returned to:

18. TENTATIVE PARCEL MAP 70-1 (TPM 2035) HARRY KISSEL.

Building and Safety Director McKinnon advised that the matter had been successfully resolved by excluding Parcel #1 in that it has all the necessary yard, utility, and access required. The proponent indicated concurrence with the proposed Condition #4.

MOTION: Councilman Brewster moved for approval of Tentative Parcel Map 70-1, subject to Planning Commission recommendations #1,2, and 3, and adding Condition #4: "That there be provided yard, utility, and access easements to meet the City Building Code. The easements are to be irrevocable and the City a party thereto. Said easements shall be recorded to run with the land prior to recordation of parcel map, excluding Parcel #1."

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

SECOND READING ORDINANCES:

31. ORDINANCE NO. 2191.

City Clerk Coil presented for its second reading:

ORDINANCE NO. 2191

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 5 TO CHAPTER 4, DIVISION 9, OF THE TORRANCE MUNICIPAL CODE TO PROVIDE A PROCEDURE FOR THE GRANTING OF TEMPORARY USE PERMITS.

Councilman Brewster moved for the adoption of Ordinance No. 2191 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

32. ORDINANCE NO. 2192.

City Clerk Coil presented for its second reading:

ORDINANCE NO. 2192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 12.1.5 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR THE DESTRUCTION OF CITY RECORDS NOT OTHERWISE REQUIRED.

Councilman Brewster moved for the adoption of Ordinance No. 2192 at its second and final reading. His motion, seconded by Councilman Uerkwitz, carried, with roll call vote as follows:

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

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NONCONTROVERSIAL ITEMS:33. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$346.50 to Alex Thompson for the reloading of 10,000 rounds of .45 caliber ammunition as requested by the Police Department for use on the target range.
2. \$302.02 to Asplundh Equipment Sales and Service for two sets replacement brush chipper blades as requested by the Park Department.
3. \$815.33 to S & J Chevrolet for one only Allison Transmission exchange as requested by the City Garage as a replacement unit.
4. \$311.26 to West Publishing Company for miscellaneous legal books, pamphlets, annotated copies of California Code, Rules of Courts, etc. as requested by the City Attorney's office.
5. \$374.22 to Park Son, Inc. for two 8" water valves and one 8"x6" pipe reducer as requested by the Water Department.
6. \$909.93 to Brooks Products for 100 concrete water meter box covers, 4 meter boxes and 8 extensions as requested by the Water Department.
7. \$3,656.10 to Hersey Sparling Meter Company for two only 6" Hersey water meters complete with check valves on main and intermediate flow lines as requested by the Water Department for installation at Rome Cable and Armco Steel Companies as replacement meters.
8. \$834.00 to High Fog Company to repair a piece of fire fighting equipment called a "High Fog" pressure pump.
9. \$528.08 to Harley Davidson-Rich Budelier Company for the repair of a Police motorcycle involved in an accident. (Unit #7807) Billing for damages sustained are in process to the responsible party.
10. \$563.38 to 1-Day Auto Painting Center, Inc. for the repair of a City pickup truck involved in an accident. (Unit #8053).

B. REIMBURSABLE ITEMS:

11. \$608.58 to U.S. Pipe and Foundry Company for 180 feet of 8" pipe as requested by the Water Department for use on the S.D. Project #8101 on 235th Street. Payment has already been received for this expenditure.

19. City Council
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12. \$386.05 to Martin Hannum, Inc. for 11 ounces of gold and 50 ounces of sterling casting metal as requested by the Recreation Department for use in their Arts and Crafts Jewelry classes. The City is reimbursed for this expenditure through fees collected from class participants.

C. SPECIAL LIBRARY ITEMS:

13. \$483.02 to Needham Book Finders - Infinite Books for 127 adult books.
14. \$325.16 to Random House c/o S.W. Peterson for 44 adult and 2 juvenile books.
15. \$1372.70 to Campbell & Hall c/o Harry R. Wilson for 170 adult and 80 juvenile titles.
16. \$534.70 to Bro-Dart, Inc. for 48 adult books.
34. Sale of Surplus Radios.
Withdrawn.
35. Landscaping Contract, ~~Alta~~ Loma Park.
Considered separately.
36. AWARD OF CONTRACT - Improvement of Carson Street w/o Madrona Avenue and Hawthorne Boulevard s/o Torrance Boulevard -- (Job #71102 - B71-1)

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to Mushroom Construction Co., Inc. and all other bids be rejected.

37. AWARD OF CONSTRUCTION CONTRACT for Southeast Torrance Branch Library at 23115 Arlington.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the low bidder, Abbey Construction Company, who is low bidder in any combination of alternates and base bid, be awarded the contract to construct the Southeast Torrance Branch Library with Alternates #1 and #2 in the amount of \$139,672.

38. AWARD OF BIDS -

- A. 4,000 LBS. STREET SWEEPING MATERIAL - POLYPROPYLENE BRISTLES
REFERENCE BID #B70-68.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the low bid and approve of the awarding of a contract for these supplies to the Municipal Parts and Supply Company in the amount of \$2,310.00 including tax.

- B. TRUCK MOUNTED EMULSION SPRAYER AND AIR COMPRESSOR
REF. BID #B70-64

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council accept the bid submitted by Essicks Machinery Company and approve of the awarding of this unit to them in the amount of \$4,219.11 including tax.

39. FIRE DEPARTMENT CRASH RESCUE TRAINING AREA AT WEST END OF TORRANCE AIRPORT. (JOB #69010)

RECOMMENDATION OF CITY ENGINEER/FIRE CHIEF/AIRPORT MANAGER:

1. That the contract be cancelled; and
2. That the Street Department be authorized to complete the work.

40. NEGOTIATIONS WITH STANDARD OIL COMPANY FOR THE PURPOSE OF ACQUIRING A PORTION OF THEIR OIL WELL EASEMENT ON HICKORY PARK.

RECOMMENDATION OF DIRECTOR OF RECREATION:

That Council authorize the City to enter into negotiations with Standard Oil for the purpose of acquiring the land.

41. CLAIM of Aeronca, Inc. for property damages.
42. CLAIM of Randy J. Becker for property damages.
43. CLAIM of Tamara D. Weaver and Richard S. Weaver for personal damages.

RECOMMENDATION OF CITY CLERK ON ITEMS 41, 42, and 43:

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

MOTION: Councilman Sciarrotta moved to concur with the recommendations on items #33, 36, 37, 38, 39, 40, 41, 42, and #43. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

35. FINAL PAYMENT FOR LANDSCAPING ALTA LOMA PARK
Bid #B70-42.

Finance Director Dundore requested that the second paragraph of the subject communication of February 4th be revised to state: "It is recommended that the contractor be paid the balance due for the completed work, less 10% retention for 30 days." So noted by the Council.

MOTION: Councilman Sciarrotta moved to concur with the above stated recommendation re: agenda item #35. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

ADDENDUM ITEM:44. GOLDEN ANNIVERSARY YEAR COMMEMORATIVE MEDALS.RECOMMENDATION OF ASSISTANT CITY MANAGER:

That Council authorize the subject purchase. (Funds are available in the Community Promotion budget.)

MOTION: Councilman Surber moved to approve the purchase of 1500 bronze and 200 silver medals. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

46. City Attorney Remelmeyer advised the Council that the Palos Verdes Aviation matter (meeting of February 2nd) has not yet been resolved; he will continue to report back.

47. Councilman Brewster noted the recent honor afforded Assemblyman Beverly in being named "Legislator of the Year" by the California Trial Lawyers Association; like recognition by the City was recommended by Mr. Brewster.

A new manner of commendation, other than the usual permaplaque/resolution process, which might carry additional names and quicker response and recognition was suggested by Councilman Brewster. Staff will pursue an appropriate format in this regard.

48. The calamitous earthquake at 5:59 A.M. this date reminded Councilman Brewster of his previously requested report from the Civil Defense and Disaster Commission with regard to the status of this community in such drastic situations, and the dissemination of information to the citizens with appropriate instructions.

Councilman Uerkwitz reported his knowledge of recent efforts by the Commission, and advised that reports should soon be forthcoming.

49. Councilman Johnson requested that Traffic Engineer Horkay investigate the feasibility of posting speed limits on 238th Street between Western and Arlington, particularly between Walnut and Cabrillo, in order to cut down on the racing in this area.

50. Councilman Johnson confirmed that the Prairie Avenue Four Square Church (Information Item D) had been advised that a permit or license fee is not required.

51. A report on a recent League of California Cities meeting was made by Councilman Sciarrotta -- discussion covered all types of pollution and sample ordinances being prepared; in matters before the State, it should be indicated "if you don't give us the authority to help ourselves, then it's your responsibility to help us." (particularly as it relates to the Tipplers Tax); revenue sharing must be treated separately from the State's obligation to the City -- Torrance's packet on this matter was

very well received. Further, a letter of support re: revenue sharing has been received from Senator Tunney, and was read aloud by Councilman Sciarrotta.

52. Next announced by Councilman Sciarrotta was a news release indicating that Congress^{man}/Glenn Anderson has reported the approval of \$191,393.00 Federal Grant to the City of Torrance for the purchase of 8 new 45-passenger buses for the Torrance Transit System.

53. Councilman Sciarrotta further discussed revenue sharing, noting that certain legislators are opposed to revenue sharing but that they fail to realize that if revenue sharing, without strings attached, does not materialize, it would leave more money to be converted into (1) huge categorical grants to State and local governments which are now strictly administered by huge numbers of Federal bureaucrats into block grants which would need very few bureaucrats to ride herd on them -- therefore, much shall be heard about block grants in the coming months, and it is well to understand what this conversion may mean.

Continuing, Mr. Sciarrotta stated that, in the first place, money will be handed out for specific purposes, strings will be attached to the money; those who are most proficient in getting grants will receive a disproportionate amount of the total made available. It will mean compliance with Federal provisions.

Councilman Sciarrotta then quoted Mr. Mills: "I have no trouble, not at all, with block grants. I wouldn't mind making the whole 16 billion suggested by the President into block grants."

In conclusion, Councilman Sciarrotta stated that it would be better to use our influence to salvage 5 billion out of the 16 billion to be given without strings attached -- the critics should understand one fundamental point - some form of revenue sharing is essential, and if they do not like the President's version they should come up with a better one; the complexity of the problem cannot be allowed to constitute an excuse for inaction. According to a Gallup Poll 77% of the American people favor some form of revenue sharing -- who are the nuts, the 77% or the 23%?

54. Councilman Surber requested that there be a Transportation Committee meeting on February 18th at 8:00 P.M. In the absence of Councilman Wilson, Mayor Miller will serve.

55. Councilman Uerkwitz reported on the meeting with the Police and Fire Committee and the 4 Municipal Judges regarding court overtime.

There was high praise for the Police Department and its court activities by the Judges; further, that they are aware of the problem and are cooperating wherever possible.

It was the suggestion of Councilman Uerkwitz that the Municipal Judges be invited to join the Council in the viewing stands for the Armed Forces Day Parade as token of cooperation. Staff will clear this with the Chamber of Commerce.

56. In the interest of scheduling the bond election, Councilman Wilson recommended, on behalf of the Committee, that the March 2nd Council meeting adjourn to a public hearing on March 8th, 7 PM--it is further hoped that the Council can set up a series of workshop meetings, with the suggested dates being March 10, 11, and 12 at 4:30 P.M. There were no objections. (It was recommended that Saturday, March 13th, be held open as well, in the event there is a need for a further meeting.)

It was the further request of Councilman Wilson that a report on the financial status of the bond money be furnished.

57. The status of Prairie Avenue through Mobil Oil, and its possible review by the Traffic Commission, was questioned by Councilman Wilson.

The progress of negotiations was detailed by both City Manager Ferraro and City Attorney Remelmeyer, as were the complex problems surrounding this matter.

58. Mayor Miller appointed Mrs. Jean Hagenbaugh to the Bond Steering Committee, taking the place of Mr. Ron Littlefair.

59. Councilman Sciarrotta referred to the recent Personnel Reorganization, it being stipulated at that time that if the Civil Service Commission found they had justifiable needs for additional Staff, the Council would provide such Staff.

Mr. Sciarrotta still supports this original stipulation, as do Councilmen Johnson and Surber, but it is their feeling that some accountability must be established for the Staff of the Commission -- it must be known what the Executive Officer and the Senior Secretary are doing on a day-to-day basis in order to evaluate whether they are or are not properly staffed.

It was then requested by Mr. Sciarrotta that the Council direct the Civil Service Commission to establish a reporting procedure summarizing the daily and weekly activities of its Staff -- it can be left up to the Commission to devise whatever means they feel would be appropriate.

Further, there are other problems which may arise from this change, Councilman Sciarrotta continued, and it was his request that the City Attorney prepare whatever is necessary so that the Council may follow proper procedure.

MOTION: Councilman Sciarrotta moved that the Civil Service Commission be instructed to investigate this matter of accountability, as is done in other departments.

The motion was seconded by Councilman Wilson.

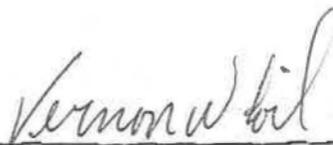
It was clarified that there should be a report to both the Civil Service Commission and the Council, and that it has been requested that the Civil Service Commission establish such a report and the criteria for determining Staff needs.

There were no objections to Councilman Sciarrotta's motion.

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The meeting was regularly adjourned at 11:00 P.M.

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

APPROVED:



Mayor of the City of Torrance