

I N D E XCity Council - May 25, 1971

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Approval of Demands	1
7. Motion to Waive Further Reading	1
8. Council Committee Meetings	2
<u>PRESENTATIONS:</u>	
9. Torrance High School Basketball Team	2
<u>COMMENDATIONS:</u>	
10. Resolution No. 71-108 expressing appreciation to Torrance Irish Club	16
<u>PROCLAMATIONS:</u>	
11. "Park and Recreation Month"	16
<u>HEARINGS - OTHER THAN PLANNING AND ZONING:</u>	
12. Resolutions No. 71-112 and 71-113 re: vacation and quitclaim of Beryl Street	16,17
<u>PLANNING AND ZONING HEARINGS (CONTINUED)</u>	
13. ZC 71-9, Torrance Planning Commission	17-19
<u>PLANNING AND ZONING MATTERS:</u>	
14. Proposed Standards for Commercial Development	19
15. Request for reconsideration of ZC 71-10 and CUP 71-6	19
16. Low Income Housing	2-15
<u>STREETS AND SIDEWALKS:</u>	
17. Joint Powers Agreement with City of Redondo Beach	19,20
<u>REAL PROPERTY:</u>	
18. Resolutions No. 71-114 and No. 71-115 re: Kidwell Holdovers, rental agreements	20
<u>TRAFFIC AND LIGHTING:</u>	
19. Resolution No. 71-116 re: South Bay Computerized Signal Control System	21
<u>FISCAL MATTERS:</u>	
20. Ordinance No. 2231 re: license for drilling an oil well hole	21
<u>COMMUNITY AFFAIRS:</u>	
21. Interim Steering Committee re: formation of Cultural Heritage and Arts Commission	21
<u>SECOND READING ORDINANCES:</u>	
22. Ordinance No. 2225	22
23. Ordinance No. 2226	22
24. Ordinance No. 2227	22
25. Ordinance No. 2228	23
26. Ordinance No. 2229	23
27. Ordinance No. 2230	23
<u>NONCONTROVERSIAL ITEMS:</u>	
28. Expenditures over \$300	24
29. Storm Drain, Hawthorne Blvd.; Catch Basin, Lomita Blvd.	25
30. Award of Contract - 3-1/2" Fire Hose	25
31. Notice of Completion - Improvement of Carson Street	25
32. Notice of Completion - Improvement of Beryl Street	25
33. Renewal of Contract for Custodial Services	25

<u>SUBJECT:</u>	<u>PAGE</u>
<u>NONCONTROVERSIAL ITEMS (Cont.):</u>	
34. Tree Removal and Replacement Policy	25
35. Claim of Marjorie J. Follings for property damages	26
<u>ADDENDA ITEM:</u>	
36. ZC 71-7, Al Levitt, Request for Postponement	26
<u>ORAL COMMUNICATIONS:</u>	
37. City Clerk Coil re: "dark night" for Council, June 15th	26
38. Councilman Johnson re: new laws on nonproductive oil wells	26
39. Councilman Uerkwitz re: tile plaque for Jim Stanley	26
40. Councilman Wilson re: Edison project, 235th Street	26
41. Councilman Brewster re: absence from Police Reserve dinner	26
42. Councilman Brewster re: Bicycle Rodeo	26
43. Councilman Brewster re: park land dedication ordinance	26
44. Mayor Miller re: presentations at Council meetings	27
45. Mr. Bill Provencio re: park land dedication ordinance	27

Adjourned at 12:30 A.M. to Thursday, May 27, 1971, at 7 P.M.

* * * *

Ava Cripe
Minute Secretary

ii.

City Council
May 25, 1971

May 25, 1971

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, May 25, 1971, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present 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, and City Clerk Coil. Absent: City Treasurer Rupert.

3. FLAG SALUTE:

The Flag Salute was led by the Eagle Scouts - Knights of Dunamis - South Bay Sub-Chapter of Los Angeles Council #23.

4. INVOCATION:

Reverend J.A. O'Gorman, St. James Catholic Church, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meeting of May 11, 1971 be approved as recorded. His motion was seconded by Councilman Wilson, and carried as follows:

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

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Brewster, Uerkwitz (both absent from
the May 11th meeting).

6. APPROVAL OF DEMANDS:

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

1. City Council
May 25, 1971

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:

Finance Committee:

A report on self-insurance forthcoming.

Charter Review Ad Hoc Committee:

Met this date; a report will be on the June 1st agenda.

Park, Recreation, and Community Development:

Will next meet on June 8th at 4:30 P.M. to consider appointment of School Board member to Park and Recreation Commission.

Environmental Quality Committee:

Will meet on May 26th at 4:30 P.M.

Civil Service Committee:

Will meet this week; specific date not announced.

PRESENTATIONS:

9. Torrance High School Basketball Team - C.I.F. Semi-Finalist.

Mayor Miller presented individual tile plaques to each member of the team and extended the congratulations of the Council for their noteworthy accomplishments.

* * * *

In view of the record attendance regarding the agenda item on low-cost housing, Mayor Miller considered this matter out of order, advising that arrangements had been made for all desiring to speak to do so in spite of the acute lack of space in the Council Chambers for this occasion.

PLANNING AND ZONING MATTERS:

16. LOW-INCOME HOUSING.

Mayor Miller related the background history of the 236 Project proposed for Torrance, the requested studies, and subsequent series of events. Formal presentations followed by Planning Associate Harris (including slides of completed projects in other areas); City Attorney Remelmeyer who elaborated on his Opinion in this matter; and Director of Recreation Van Bellehem. A presentation by the developer followed; Mr. Bill Glikbarg, Ogo Associates, described the proposed 236 Project and the merits thereof, accompanied by slides of other project developments by his company.

In response to an inquiry at this point as to the possibility of moving the meeting over to the Recreation Center in order that the many people outside might participate in the meeting, City Attorney Remelmeyer ruled that it would be improper in that there would have been no notification given to the general public in advance as to the location of the

meeting -- the Brown Act does not contain a specific prohibition against it but it does not permit it. Any action to move the meeting, Mr. Remelmeyer stated, would be under a cloud, and he must recommend against such procedure.

Mayor Miller invited those desiring to speak to come forward at this time.

Mrs. Raymond Lises, 21913 Linda Drive, noted the fact that none of the apartment houses in Torrance are under any maintenance requirements and that the project apartments would be subject to Federal inspection and might prove superior to existing apartments. Another factor is the lower density represented by the project. However, the primary reason for favoring this type of housing, Mrs. Lises added, is because of the "All American City" designation of Torrance -- further, she is concerned about the lack of adequate housing for the elderly, young couples, etc.; Torrance should not be simply for upper middle class white Protestants, and the Council should not thwart this kind of housing so that it may be said Torrance is truly facing the problems of the state and the nation.

An owner of apartments in the subject area, Mr. Thomas Martinez, 21103 Ladeene Street, expressed his disapproval of the existing vacant lots in this area -- the proposed development, if there is a guarantee they will be maintained, would be a wonderful thing; it will not hurt any of the people who live here.

The president of the League of Women Voters, Mrs. Louis Lanzer, 4229 Paseo de las Tortugas, stated the opinion of the League that this matter has boiled down to whether a Federally approved housing program can be used by a developer to finance the building of multiple residential projects in the City -- complaints have been made about subsidizing low-income tenants who should be working hard to pay their own way; if this complaint is examined closely, it will be found that the proposed apartment will not be available to people whose income is too low -- in general, people who are not working will not qualify.

It was added by Mrs. Lanzer that 41%, or 5,170 persons in this area have incomes which would qualify them for one of these 86 units -- tenants are usually young couples with children, the same kind of people who 25 years ago were helped to find decent housing by the FHA and GI Bill program and who continue to receive a subsidy by taking a deduction of their mortgage interest on their Federal income tax returns. Today, Mrs. Lanzer continued, two thirds of the families are priced out of the home buying market -- is it really so dreadful to give young families assistance in finding rentals that they can afford? The Federal government has provided a housing program to help low and moderate income families since 1937.

In conclusion, it was stated by Mrs. Lanzer that the developers have indicated that most of their tenants will already be Torrance residents, hence the children will already be part of the Torrance School District and will not present an additional problem -- in terms of the number of people involved, this project is an advantage to the community, and it must adhere to FHA standards limiting the number of occupants, requiring open space, play yards, maintenance, etc. Under the present zoning, another developer could put 130 units on the land instead

of 86, and put 50% more children into the school system -- the City needs to maintain its balanced nature; decent housing for people of all ages and any income level has been, and should continue to be available here. Mrs. Lanzer asked that the Council accept the Planning Department findings that the 236 Program will have no adverse effect on Torrance.

Mr. Russ Berwanger, 5617 Andrus Avenue, representing Torrance Human Relations Council, stated that one of the purposes of this organization is to advance human rights to equality of opportunity and housing -- the Human Relations Council accomplishes its objectives within the framework of the law and through the good will of the community. This matter now before the Council is one which touches directly on their goal, as well as that of the Citizens Advisory Committee on Community Goals and Improvements -- the Goals Committee has formulated the following goal: "Housing should be available that offers adequate living space, meeting the needs and desires of various age and income groups."

As intelligent citizens, Mr. Berwanger continued, we must recognize the needs of all people, the wealthy and the poor, the young and the old, to live in decent, safe housing -- will Torrance encourage a climate which offers opportunity for the old and lower income families to live within the City -- does a person become less human because he is of advanced age or limited income? Torrance has boomed because of financial assistance in the form of GI and FHA low interest, no down payment loans. Without those federally insured loans very few young families would have been able to purchase homes, and this Federal money was instrumental in the growth of Torrance to its present position -- we now have the opportunity to offer assistance to another generation of people who are also in need of a financial boost -- again, the Federal government has a plan to give needed assistance, and it is hoped that the residents of Torrance would offer to their new neighbors the same welcome which his generation of Torrance residents received. In conclusion, it was stated by Mr. Berwanger that if we fail to do this, if we become so narrow-minded as to attempt to ban these less affluent but good citizens from our City, we should never again refer to Torrance as an All-American City.

Mrs. Eunice Hargrove, 705 Calle Miramar, representing the American Association of University Women, Torrance Branch, stated that this group has a national stand on housing for families of moderate and low incomes -- they recognize that especially in urban areas there is a crisis in housing, that working people need to live near their work, and here is a chance to have housing for all incomes in our community. As a student of urban problems, Mrs. Hargrove recognizes that these are low-density apartments, as well as attractive apartments, and she would like to see them in Torrance.

Next to speak was Mrs. Dolores Davidson, 18335 Van Ness, who stated that she is one of Torrance's less affluent citizens but one with high standards who would like to live in one of these proposed apartments -- a reduced income many times makes it necessary to move out of Torrance.

Mrs. Miriam Hawthorne, 1204 Felbar, stated that she is very disturbed by the veiled racism that is rampant at this meeting -- many people are making many excuses, but it boils down to a very rabid fear that housing in Torrance, unless priced only for high income families, will mean

importing people of different colors than ourselves. Mrs. Hawthorne added that she welcomes neighbors of all colors; good neighbors come in all colors, and, as a citizen of Torrance, she is very delighted that a project of this nature is being proposed.

Mr. Roger Schriever, 5021 Emerald Street, referred to a recent meeting of the Victor Homeowners wherein he submitted his name in candidacy as spokesman for this group, in opposition to Dr. Laitin, feeling that he is the most qualified in that he has consistently opposed all the apartment development on Anza Boulevard -- he feels that having to live in apartments a crime against the human spirit. Nevertheless, the Victor Homeowners rejected his candidacy, and, as the self-appointed spokesman, for all those residents in West Torrance who either now or have at one time enjoyed the assistance provided by GI, FHA, or Cal-Vet financing -- it is obvious that subsidized housing is the only issue, and they are not against this; they have their subsidy; what they are opposed to is all future subsidies! Perhaps an ordinance banning all poor people in that area of Torrance west of Hawthorne would be in order.

Mrs. Charles Traxler, 26029 Hinsdale, stated that property taxes are not an issue; density cannot be an issue since the density on the proposed apartments is lower than for conventional apartments -- everyone who is a homeowner and takes a deduction on income taxes, interest payments, and on property taxes is being subsidized by the government. Should circumstances force her out of her home, it would be regrettable that she would have to leave this City simply because she was not able to afford to live in an upper middle class city.

Mrs. Mary Daugherty, 2716 West 232nd Street, stated that she is in favor of the project, recommended that the other side be heard, with rebuttal permitted.

At this time Mayor Miller invited Mr. Tom Saffron, representing HUD, 3333 West 2nd Street, Los Angeles, who stated that he is a Multi-family Housing Representative for HUD, and that the position of HUD is neutral, they are representing the 236 Program period and it is the developer's responsibility to represent his project. Mr. Saffron then outlined the extent of this program, the many applications for funding; the main reason for approval in this case was that Torrance is a city of 136,000 people with a tremendous need for low and moderate income housing according to studies made in this community.

Mr. Saffron then referred to the subject site, noting that it is zoned for apartments, and has been for the last eight years, in an apartment area -- further, the developer has an excellent reputation at the HUD office.

Next outlined by Mr. Saffron was the revised thinking regarding public housing and the progress that has been made, as well as the controls that are now employed relative to proper maintenance. The essence of the entire program is to permit people with moderate incomes to have a decent, safe, and sanitary place to live.

In conclusion, Mr. Saffron stated that preference should be given to people displaced by the government -- by highways, urban renewal projects, etc. -- and to people who are living in sub-standard housing in the City, and certainly to people who are paying an excess amount of their income in rent to live in a decent place.

Mayor Miller now invited those who wished to speak against the project to come forward.

Dr. Howard Laitin, 4916 White Court, spokesman for the Victor Homeowners Association, expressed their concern. Dr. Laitin then stated that their membership is between 200 and 300 people, including homeowners and apartment house dwellers and owners, and at their May 20th meeting voted to request of the City Council that a referendum on low-income housing be held. A petition bearing 550 signatures was then presented by Dr. Laitin, along with a prepared statement containing numerous questions pertaining to the subject project and outlining other problems and pending decisions in the area, such statement a matter of record. Specifically recommended was that the City Council proceed with the suggestion indicated by the Planning Department in their report of May 19, 1971 and the City Attorney's report of May 20 -- namely, that the Council enact a moratorium on building construction in the entire Victor Precinct; that the Council direct the Planning Commission and Planning Department to institute proceedings for the possible rezoning of these areas to other zones which bear a rational relationship to the use of the property; that the standards for R-3 and higher construction be substantially upgraded in terms of maximum density, recreational land dedication, recreational capital improvements, parking, design and appearance, and open green space. It was their further request that the Council adopt the ordinance requiring the dedication of 1 acre for recreational use for every 2½ acres of multiple family zoning.

Speaking at this time, Mrs. Jeanette Altermatt, 1323 Hickory, expressed her understanding that this project is being developed by private enterprise -- what could be more enticing to a developer than to have a loan at 1% interest and double depreciation by the IRS -- but how many more federally-subsidized programs is this City going to take on? Questioned by Mrs. Altermatt was who pays the utility tax, since all utilities are paid under this program (except the telephone)? The law which encompasses Program 236 specifically mentions in two places "tax abatement" -- further, on page 6, Staff reports that a market analysis must be submitted by the FHA office, which apparently has been done. The proposed 236 Project with 86 units does not take up much space and that is good, but what about the 252 units proposed nearby? The Project could prove discriminating to the owners of apartments in the area since they will probably have to lower their rents to compete with this housing. Mrs. Altermatt joined in requesting that the Council place a moratorium on construction of any buildings and that the Planning Department institute procedures for possible rezoning of these properties.

Mr. Virgil Badlick, 2516 Cabrillo, expressed his opposition to the project because it is socialized housing, and socialized housing is federally funded for those with champagne tastes and beer wages.

Mr. Laddie Little, 4206 Lenore, inquired as to who determines the eligibility and the persons who will occupy this project -- Mr. Saffron, HUD, responded that that is the responsibility of the developer's management firm or the developer himself; at initial occupancy all tenants are reviewed by HUD. Mr. Little then reviewed conditions at Torrance schools, and stated that there is no need for even more students who would come with a low-cost housing project.

Next to speak was Mr. William Bix, 21920 Grand Avenue, who expressed his opposition to the subject project because his study of public housing in general has led him to the conclusion that it is basically another step toward the socialization of America -- the Public Housing Act of 1949, with its amendments, can ultimately destroy the private housing industry. A series of quotations from various publications was provided by Mr. Bix to support his sentiment in this matter.

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The hour being 9:05 P.M., a recess was ordered by Mayor Miller.

* * * *

Mr. Loren Schwink, 24035 Ocean Avenue, was first to speak on resumption of the meeting, deemed this "socialized housing" and recited statistics regarding Federal Housing programs, starting with 1949 to the present date, pointing out that this is the taxpayers' money. In Mr. Schwink's opinion, nothing can prevent any federally subsidized housing from becoming a slum, adding that the Republicans have out-socialized the Democrats in providing more and more money for federal housing. Rather than permitting this housing in Torrance to compete unfairly with private industry, this Council should work to repeal the 1949 Public Housing Act, as amended, including urban renewal, model cities, and rent supplements -- all of them are unconstitutional and have no business in this community.

The president of the Citizens Advisory Committee, Mr. Bill Roberts, 3937 West 188th Street, stated that they have not endorsed the 236 Program and that there is a need for further study and additional information -- an assignment the Citizens Advisory Committee would undertake if so desired.

Mr. James Clark, 19510 Tomlee Avenue, a member of the Board of Directors of the homeowners association in that area, and on behalf of some of the residents, expressed their concern regarding the proposed development, adding that there appears to be some doubt concerning the Victor Precinct Master Plan, particularly as it pertains to the schools.

It was then reported by Mr. Clark that the proposed 86 units would produce 59 to 80 elementary school students, 44 to 58 high school students, and based on the lowest estimates, combined with possible R-2 and additional R-3 development of 252 units in this area, it would produce 172 elementary school students and 128 high school students -- adding the Project figures to the projected enrollment, 588 elementary students would be added, 30 over capacity; as to the high school, 47 students over capacity would result. There is a need for a long hard look at this problem.

Mr. Clark further commented on the overall housing needs and income brackets of Torrance residents, and added that nothing is accomplished simply by moving people out of substandard housing and putting them in public housing at public expense unless the substandard housing is torn down. Programs must be developed, according to Mr. Clark, to make it more attractive for the owner of slum, substandard housing to improve it or rebuild it than to continue renting it as a slum.

In conclusion, it was Mr. Clark's recommendation that there be a moratorium on future construction in the east Victor area until there can be an investigation of the problems and a better Master Plan made up.

Mr. Alfredo Carrillo (?), 5219 Lillian Street, stated, as a taxpayer, he feels the burden on the working man is far too great, and it now seems the working man must support those too lazy to do their own work -- far too many people are receiving subsidies, welfare, and like assistance at the expense of the working man.

Next to speak was Mr. John Zecca, 20551 Mansel Avenue, who stated that it is obvious how the majority of the people of this community feel about this project, and that it is understood what cannot be done about the project, but what can be done about it?

Mr. Jerry Holloman, 1508 Date, protested the implications that Torrance is a racist city; it is not. The issue before the Council is subsidized housing, its effect on taxes, and has nothing to do with color. Mr. Holloman confirmed that the developer has indicated that there will be no rent-supplement tenants in the proposed development, and then requested that the following be eliminated from the HUD contract: "If he should wish to have rent supplements, however, HUD would require that a workable program be enacted by Torrance." It was clarified by Mr. Glikbarg that in order to get rent supplements it would be necessary for the City Council to pass an appropriate resolution granting them that right.

Mrs. Vicky Decker, 2415 - 237th Place, inquired of Councilman Surber relative to the high crime rate in project areas as to whether or not the City could afford the necessary extra police officers needed to patrol these areas. Mr. Surber responded that he could speak only for Los Angeles; they do not send policemen into these projects; it's too dangerous!

It was added by Mrs. Decker that she would be concerned for Torrance children with such elements moving into the City, and she would not favor the project if this would be the result.

Mr. Charles Deemer, 21225 Talisman, pointed out an overlooked fact, that of the profit to the developers in this case -- these builders will sell for a profit, with subsequent buyers and sellers, ending up in a deterioration of this property, as well as of property in the area. Mr. Deemer stated that he has had considerable construction experience in low-cost housing developments and is well acquainted with what can happen; Torrance does not need this.

Mr. John Babajahn, 4013 Merrill Street, advised that he once lived in a low-cost housing project and that he made every effort to get out -- who got this bright idea now before the Council? Mr. Glikbarg responded that the subject property had been acquired via a real estate broker, identified as Joan Michelson, Charles Stine, realtors.

Mrs. Mary Grogan, 2402 West 237th Street, reported her unsatisfactory experience with neighbors on an assistance program -- she would hate to see more such situations in Torrance.

Speaking at this time was Mr. Ollie Harrison, 5115 Scott Street, who stated that he is violently opposed to any type of low-income housing in the City of Torrance in view of the dismal experiences of a friend in Culver City who lives near such a project. Mr. Harrison suggested that there be surveys as well of neighborhoods around such projects as to crime rates, property values, etc.

Mrs. Lungen, 4610 Spencer Street, stated that she is an apartment house owner, and inquired why should the government sponsor housing for low-income people and charge rents that exceed the normal rate? Mr. Saffron (HUD) clarified that because of the decreased density than would normally be provided, a larger cost per unit would result; also, there are higher construction standards than generally required by the City Code.

Mrs. Racucci, 5207 Maricopa, referred to the comment in the report that the gross income will be \$7,700 per year maximum, and inquired as to the minimum, as well as the reason for not permitting people on welfare in these buildings. Mr. Saffron explained that every tenant must pay at least 25% of his income, and he must be earning an income.

Mrs. James Deener, 20552 Mansel Avenue, posed the following questions: what are the anticipated problems uncommon to regular R-3 development; what is meant by "should be given opportunities to be employed in the construction or rehabilitation of this housing to the greatest extent feasible" (Mr. Glikbarg clarified that there are bids from sub-contractors, with employment through union halls, the sub-contractors generally being local companies); how do you verify the income increases of tenants (if necessary, Federal income tax returns can be verified; employers can be contacted, etc., according to Mr. Glikbarg); what is the mathematical factor involved in the statement that 43 units is the maximum number that may be built on R-3 when considerably more is proposed by Mr. Butcher? Mayor Miller answered the question -- members of the City Council voted a 32% increase in density for Mr. Butcher by a 4-3 vote; the Mayor having voted no; further, he has not voted for any zone change to R-3 in the entire area over the past eight years, a fact that is a matter of record.

It was added by Mrs. Deener that ⁱⁿ past zone change hearings the neighborhood has appeared en masse at the Planning Commission; they have been listened to, patted on the head, and then they do what they want -- they are tired of R-3 and attendant problems in this area. Mrs. Deener charged the Council with the responsibility for having created such a situation in Torrance.

Mr. Arthur Nelson, 3013 Antonio Street, questioned with whom this project is popular -- does the government talk to the majority of the people? The last housing project cost millions of dollars; only to learn that it will not work -- now there is a brand new idea, and he apparently can do nothing about it. Mr. Nelson added that certain developers come into this City, obtain a piece of property, with rezoning in short order -- they can do anything they want to, but nobody else can -- why?

Next to speak was Mrs. Ethel Kovach who discussed the affluent people vs. the poor people and the conflicting references thereto -- the entire matter is out of line, in her opinion. Mrs. Kovach then inquired if Torrance residents would get priority, and Mr. Glikbarg responded in the affirmative; decisions pertaining to rental rates will be made by Ogo Associates. The real issue, Mrs. Kovach concluded, ^{is} what is to be done with the remaining vacant land in Torrance -- a moratorium will solve the problem.

Mrs. James Pierson, 5620 Bartlett Drive, directed several questions to previous speaker Dr. Laitin (Victor Homeowners Association): is the Association formed (there was an affirmative response); are there officers for the Association? Dr. Laitin stated that a broad base was desired, in view of the many rumors in the community, temporary officers have been voted in to get the Association organized, and an organizational meeting will be held on June 7th to vote on this.

Next questioned by Mrs. Pierson was whether or not she lived within the boundaries, and would she be accepted as a member, even were she not in agreement with the position of the Association? Dr. Laitin answered "yes" with the added comment that when he was elected as spokesman, he requested that the issues be separated between the spokesman and the vote -- the issues were separated; he was elected as spokesman to present the vote as he did; the views of all present were presented in that another representative spoke on the issue. Dr. Laitin also stated that in a conversation with one of the Councilmen living in the area, he made the statement that if this Councilman was afraid of the group becoming a "splinter group", he could best promote that by not joining it; if he joined it and was assured that it had wide representation, it would become the group he wanted it to; if he did not join, it would become the group he feared it would be.

It was Mrs. Pierson's concluding comment that she was asked to leave the May 13th meeting of this so-called organization -- she is in favor of the proposed low-income housing; she is in favor of looking at facts.

Mrs. Mary Sue Rosda, 22705 Draille Drive, requested that each of the Councilmen indicate whether he has voted to change the zone in this area to R-3 -- further, an article in the Sunday Times Real Estate Section indicated that housing is desperately needed in the suburbs -- if Federal subsidies are not wanted, then should it be said that the 86 million homes insured with FHA, FHA remodelling loans, are a Federal subsidy -- if all subsidies are to be done away with, then the Council should direct it to subsidies at all income levels.

Mrs. Mary Daugherty, 2716 West 232nd Street, stated that she had viewed like projects in other cities, and that she saw nothing in these developments relative to underprivileged children -- they were well maintained, pleasant, and children were happily playing in the playgrounds. The appearance was one of any nice family apartment complex, according to Mrs. Daugherty.

Mayor Miller closed the public debate at this point, and reiterated the City Attorney's opinion that the Council does not have legal jurisdiction in the subject project in that the Supreme Court ruling would not apply due to the fact that it is a private investor rather than a housing authority or City undertaking. The Mayor then invited comments from the Council.

First to speak was Councilman Uerkwitz who expressed his concern regarding the problem of parks in this area; he would consider it grossly unwise to ignore this situation, knowing that the City will expend much more money for property that is developed, however developed, over vacant land. Mr. Uerkwitz then inquired if it would be possible for the Ogo Associates to wait until after the June 8th election before proceeding with this project. Mr. Glikbarg responded that Ogo Associates obviously have a huge investment at this date -- complete working drawings are made; a grading permit has been received; work has commenced on the property, etc. Mr. Glikbarg added that there have been discussions with Park and Recreation representatives, wherein it was indicated that their parcel was not included in the proposed purchases of park land. In conclusion Mr. Glikbarg stated that it is just not realistic to suggest that they not proceed as they are doing -- should there be condemnation at a later date, he is aware of how the law operates in these situations.

In view of the foregoing comments, Councilman Uerkwitz stated that he would have to go along with the suggested moratorium until there can be ample study of this matter.

Councilman Surber stated his opinion that, whether for or against the project, the people should have the right to vote on it to determine whether or not this is desired. Mr. Surber then acknowledged the opinion of City Attorney Remelmeyer, and noted that he valued such an opinion, but that mistakes are possible. Pertinent quotations were then made by Councilman Surber, as follows: "No low rent housing projects shall hereafter be developed, constructed, or acquired in any manner by any State public body until a majority of the qualified electorate of the City, Town, or County, as the case may be, in which it is proposed to develop, construct, or acquire the same, voted upon such issue and approved such project by voting in favor thereof at an election to be held for that purpose, or at any General or Special Election. For the purpose of this article, the term low rent housing project shall mean any development composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income, financed in whole or in part by the Federal government, or a State public body to which the Federal government extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens or otherwise for the purposes of this article. Only there shall be excluded from the term 'low rent housing projects'

any such project where there shall be in existence on the effective date hereof a contract for financial assistance between any State body, public body, and the Federal government in respect to such project."

There apparently is considerable confusion, Councilman Surber continued, with the request to City Attorney Remelmeyer that a legal opinion be sought from the State Attorney General's office on local electors' constitutional rights to a referendum vote, under Article 34 of the State Constitution regarding all publicly or privately built and/or owned Federally subsidized low-moderate and high-moderate income housing. It was the further request of Councilman Surber that this information be returned to the Council post-haste, immediately, if not sooner. City Attorney Remelmeyer indicated that he would do so, clarifying that such an opinion can be obtained at the request of a legislator, and that he will so follow through.

It was the further comment of Councilman Surber that radical groups have available money to bring suits against taxpayers, all the way to the Supreme Court -- the taxpayers should play the same game and go to the Supreme Court in this case because there is sufficient ambiguous language to afford any interpretation. Councilman Surber would concur with Councilman Uerkwitz that a moratorium should be established.

MOTION: Councilman Uerkwitz moved that the Council instruct the City Attorney to draw up appropriate papers to declare a moratorium for the purpose of studying this particular area for a period not to exceed 90 days.

It was clarified that the boundaries would be between Anza and Hawthorne, and Del Amo and Torrance Boulevards. Further, that the above request of Councilman Surber be fulfilled, if possible, within the 90-day period.

The motion was seconded by Councilman Surber.

Discussion resumed, with Councilman Wilson commenting on the confusion concerning the meaning of the subject project and his personal feeling that low cost housing where appropriate and where it would be of benefit to citizens in the area would meet with his approval. Dr. Wilson then referred to the matter of increased density, and deemed it appropriate for the Council to reconsider the R-3 zoning given in the area recently, to the end that the R-3 zoning would be changed back to R-1.

Mayor Miller recalled past strenuous Council meetings involving zoning in the Victor Precinct, and noted the tremendous turnout at this meeting, applauding and booing, as the case may be; the Mayor then asked where have all these people been the past seven years, during which time there was a consistent 5-2 Council vote on M-1 property, good, prime tax base for a community, which gradually resulted in rezoning to R-3.

It was the further comment of Mayor Miller that there are present situations where developers are getting 32% density over the allowable Code, Mr. Butcher's property being an example. Would that the Council Chambers could be filled every week, but such is not the case.

In conclusion, Mayor Miller stated that there is some merit to the program, in his opinion, and there is a necessary human reaction -- at the same time, he has ever been fighting the matter of rezoning, and an establishment of priorities is in order, one being that the entire Council is now interested in looking at this property as R-1 instead of R-3; it took a 236 Program to create this activity. Therefore, Mayor Miller will vote in favor of the moratorium, placing that priority first in that it will be possible to attack an entire area in so doing, not just one lot and a 236 Program.

Councilman Sciarrotta stated that there have been many presentations at this meeting which are subject to debate -- in every neighborhood not all people take pride in their homes, but the less affluent likely have clean homes because God made more of them. The opposition has taken for granted that all school children would be new ones and not absorbed from existing youngsters. It seems, Mr. Sciarrotta continued, that Americans are fighting Americans -- tonight's hearing has more ramifications than one will admit in that if sufficient adverse attention and adverse publicity is focused in this direction that a more serious aspect may be promoted than the issue before this Council.

It was further stated by Mr. Sciarrotta that while he believes in the right to be heard and the right of petition, as well as in the due process procedure, there is a danger here which tends to undermine the fundamental principle that all Americans are created equal -- this is a principle which has been cherished since 1776. If we enjoy our freedoms and our rights, we must not deny our own fellow-Americans the freedoms and rights for which they long. In Councilman Sciarrotta's opinion, we are violating the fundamental principles of our democracy when we ^{set} ourselves up as an elite group and feel that others do not belong in our society, or that they belong in other communities but not in our All-American city. Our forefathers had a great vision and a great purpose when they declared that they held these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain inalienable rights, that amongst these are life, liberty, and the pursuit of happiness. The echo of these faithful words, Councilman Sciarrotta concluded, were heard thundering all over the world; it was their feeling that the way to preserve freedom is to live it, that our enduring aim was, and still is, to build a nation and help build a world through inspiration where every human being shall be free and of infinite worth. Some people feel the Federal government is a great monster, bent on destroying our well being; any desired changes should be made on a higher level -- the laws of the United States are the supreme laws of the land, and until they can be changed by a court decision, they remain the supreme law of the land. On a similar occasion the City lost its housing code; please let us not lose our sense of good Americanism.

Councilman Johnson, in response to an earlier question by one of the speakers, stated that, as a realtor, he had never handled a piece of land in the subject area, and to his knowledge he has never voted

for R-3. Relative to the 236 Project, Mr. Johnson feels this program and similar programs are good programs for their purpose in their right place: he does not feel that Torrance really needs a 236 Program to do the job. Mr. Johnson referred to the 202 Program (for senior citizens) which is now a part of 236, and indicated that he would favor the continuation of senior citizen-type subsidized programs for the reason that senior citizens basically have lived their lives, with many on fixed incomes with a continually rising economy. Councilman Johnson is in favor of the moratorium, and previously requested a study of this area presently underway, and it is hoped that an area of good balance will be found, one that will satisfy the majority of the people.

Councilman Brewster stated that he would be less than honest did he not indicate his feeling that there probably is a place in Torrance for this kind of project -- in every aspect reviewed by him -- density, the school impact, traffic, taxes, maximum number of tenants, minimum income, the physical development, the amenities, maintenance, the building standards, etc. -- it appeared that these type projects have considerable merit.

It is of concern to Councilman Brewster that there are residents in the City of Torrance who perhaps need this kind of housing -- people who have been displaced by the Del Amo widening in the Pueblo area, Federal postmen, servicemen, wives of prisoners of war, the physically disabled either service connected or otherwise, the physically handicapped from birth; Torrance Civil Service employees with a Charter that requires Torrance residence, the beginning teacher, widowers, divorcees, married students, senior citizens.

Councilman Brewster then alluded to the earlier presentation by Dr. Laitin for the Victor Precinct, and commented that he is the Councilman referred to in that presentation. Mr. Brewster stated that he initially had some concern over the manner and the reasons and emotions which caused the formation of the Victor Homeowners Association -- such an association is long overdue, and Mr. Brewster is all for it. Councilman Brewster reported on the many rumors, primarily false, circulating the Victor Precinct which concern him as to the true motives for the formation of this homeowners group; it now appears that this intends to be a positive force in the community with doors open to everyone.

Events following the initial meeting of the Victor Homeowners Association were described by Councilman Brewster -- threatening telephone calls, hate letters in the mail, his son's bicycle was maliciously and purposely destroyed at Victor School -- this is how fear and emotion can get carried away; it is to be hoped that this kind of thing does not permeate the Victor Homeowners Association. There have been numerous other tactics which Councilman Brewster considers less than moral, and less than fair play, which he would be happy to relate to officers of the Association.

Councilman Brewster then referred to the earlier remarks of Mrs. Deener and their unkindness to the Planning Commission, and stated that, ^{as} a former Planning Commissioner of several years, ^{he} has watched that august and honorable body protect the people in the Victor Precinct during recent years trying to fight off all the R-5 and multiple zoning

pressures that have been applied in that area, with hardly a homeowner ever showing up. Mr. Brewster then commented that while he believes the 236 Program is a good program for this community, he feels stronger about the Victor Precinct and the need for a complete moratorium and perhaps rezoning of all the R-3 that remains vacant there. That is a position Councilman Brewster has held for years. He then repeated the Mayor's question: where have all these people been all this time -- when he and others have been constantly fighting their battles in a massive attempt at high-rise, high density conversion of the Victor Precinct, and other areas in this City -- where were these people when variances have been granted, in the fight for sign ordinances that would control commercial signing to protect the R-1 property owners, in the campaign for higher development standards which would provide more parking, larger units, less density, more landscaping and setbacks? The people have been absent, Mr. Brewster continued, to protect a devoted professional staff in the presentation of these ideas and absent as well when certain elements set out to destroy the City's local housing code which provided control over many of these things. In conclusion, Councilman Brewster stated that he was very glad so many were present tonight, and hoped that they will continue to come to Council meetings -- he would urge that all present check the record and find out truly who their friends are; look at the voting record to determine those who favored R-3 and those who did not, and then review the campaign contributions and determine those who received their campaign contributions from developers, and those who have not a dime of such money in their campaign funds.

Mayor Miller confirmed that the Emergency Moratorium, if approved, would be presented at the Council meeting scheduled for Thursday, May 27th, which would mean that such a moratorium would immediately stop all building in the area; the regular ordinance would follow.

Councilman Uerkwitz' motion to declare a 90-day moratorium was unanimously approved by roll call vote. Noted were the stipulations as to the area encompassed; the R-3 zoning therein; the request of Councilman Surber for an opinion from the Attorney General; and that the Emergency Ordinance be returned on May 27.

The hour being 11:10 P.M., Mayor Miller ordered a 5-minute recess.

On resumption of the meeting, discussion returned to item #16: Councilman Surber referred to the earlier comment of Mr. Glikbarg, Ogo Associates, Inc., that the property in question was not included in the park study, and inquired of City Attorney Remelmeyer if this was the case. Mr. Remelmeyer responded that a grading permit was obtained after being apprised by management that the property was not in the park area; however, that cannot be so in that the boundary of the proposed park has not yet been determined by the Council nor has there been a determination re: such park area for recommendation by the City Manager, the City Attorney, or the Recreation Commission. Were a grading permit issued, (and this appears to be true) it could not be withheld, be it included in the park or not -- the point of this discussion being that it was indicated that this party in good faith, received a determination that that property was not within the park; however, Mr. Remelmeyer reiterated that cannot be true since the boundaries for the park have not been determined, even on a recommendatory basis. Mayor Miller requested that the record so reflect the above.

City Council
May 25, 1971

COMMENDATIONS:

10. RESOLUTION expressing appreciation and thanks to the Torrance Irish Club.

RESOLUTION NO. 71-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING APPRECIATION AND THANKS TO THE TORRANCE IRISH CLUB FOR SPONSORING THE SUCCESSFUL ST. PATRICK'S DAY PARADE.

Councilman Johnson moved for the adoption of Resolution No. 71-108. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote.

PROCLAMATIONS:

11. Month of June, 1971 as "Park and Recreation Month".

So proclaimed by Mayor Miller.

Specifically noted by Councilman Wilson was Information Item B wherein the School District has passed a Resolution of Cooperation with the City of Torrance in the Park and Recreation program, hopefully, funded by passage of the bond.

It was the added comment of Councilman Wilson that, rumors to the contrary, as to whether or not the Council is still supporting the Steering Committee's recommendation, one need only to refer to the workshop sessions where there was unanimous consent by the Council for the program.

Mr. Brian Bell, 4614 Cathann, suggested that the above proclamation was an unfair move in behalf of proponents of the bond issue. Director of Recreation Van Bellehem responded that traditionally, for years, June has been Park and Recreation Month. Mr. Bell acquiesced to the established precedent.

HEARINGS - OTHER THAN PLANNING AND ZONING:

12. PUBLIC HEARING - PROPOSED VACATION AND QUITCLAIM OF A PORTION OF BERYL STREET (Beneficiaries: Don Wilson Builders, Edison Company, various property owners.)

Affidavit of Posting Resolution of Intention to Vacate and 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, and inquired if anyone wished to be heard. There was no response.

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

RESOLUTION NO. 71-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF BERYL STREET IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-112. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

RESOLUTION NO. 71-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST QUITCLAIM DEEDS, CONVEYING TO VARIOUS PROPERTY OWNERS ALL OF THE RIGHT, TITLE AND INTEREST IN A PORTION OF BERYL STREET.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-113. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

PLANNING AND ZONING HEARINGS (CONTINUED):

- 13. ZC 71-9, TORRANCE PLANNING COMMISSION.
Change of zone from R-3 to R-1 on property located at the northerly and southerly sides of Del Amo Boulevard between Crenshaw Boulevard and Arlington Avenue.
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION.

Mayor Miller announced that this is the time and place for the continued hearing on ZC 71-9, and invited those present on this matter to speak at this time.

Following the Staff presentation by Planning Director Shartle, the first speaker was Mrs. Armida Grajeda, 2204 Del Amo Boulevard, who expressed approval of a zone change to R-1, and then presented the following questions to the Council in the interest of clarification:

"Am I or any other resident from the Pueblo working with City officials in any way to deceive the residents of Pueblo regarding the zone change?" (City Manager Ferraro responded negatively, as did each of the Councilmen.)

"If the zone changes from R-3 (multiple dwelling) to R-1 residential, is it true that Great Lakes Carbon Company, or any other surrounding industries, have the right to force any or all residents out of the Pueblo against their will?" (City Attorney Remelmeyer answered that there is no such right, unless they should happen to be owners of the houses, be it R-3 or R-1.)

"Is it true that with the R-1 zone change the City is planning to condemn homes in Pueblo within 90 days after the change, and/or send Inspectors to inspect these homes?" (City Attorney Remelmeyer responded negatively to the first part of the question; City Manager Ferraro likewise answered no, there is no more of an inspection program for this area than has been had at any other time for any other neighborhood.)

It was pointed out by Councilman Johnson that this Council has gone to great lengths to assist the Pueblo area -- it is hard to understand how such rumors get started; Council's past actions in their behalf should speak for itself. Mrs. Grajeda confirmed her knowledge of this fact, but noted the need for clarification for others.

The next question: "Will the existing apartments in the Pueblo be condemned if the zone changes to R-1?" It was clarified by City Attorney Remelmeyer that references to condemnation by the City refer to the acquisition of property for the City by force sale and purchase -- what Mrs. Grajeda refers to by way of condemnation is probably a situation where the City indicates that the property can no longer be so used -- neither type will happen in this case, the law being that if property is changed with existing R-3 development to R-1, that apartment house can remain there as an apartment house; it does not have to become R-1 residence immediately. It will remain there, Mr. Remelmeyer continued, in accordance with the time period set by the Council, such time period not yet set by the Council for abatement of a non-conforming use. The apartment house can remain there, under the present law, for a considerable number of years, at least until the investment has been realized, but another apartment house cannot be built on that property nor could it be substantially remodelled to increase its size.

"If there are two homes on one lot, will one have to be condemned if the zone is changed?" Mr. Remelmeyer answered no, the same rule as above stated would apply.

"Who proposed the zone change in Pueblo, and why?" Planning Director Shartle advised that it was proposed by members of the Planning Commission in order to protect the residents in the area from encroachment.

Next to speak was Mr. Ybarra, 2227 Del Amo Boulevard, who questioned why the present C-2 zoning was not changed to R-1 as well. Mayor Miller pointed out that this property faces Crenshaw Boulevard. Other locations and their zoning were reviewed by Mr. Ybarra; City Manager Ferraro indicated that he would get with him in the interest of clarification re: property desired for purchase.

The Council then discussed the "good planning" aspect of C-2 zoning as well for the southeast corner at Crenshaw and Del Amo Boulevard, along with the fact that the City's property at the north-east corner is zoned C-2 fronting on Crenshaw and R-3 immediately adjacent fronting on Del Amo -- C-2 zoning for the entire property was suggested. It was pointed out by Councilman Brewster that were the property used commercially, it would require a zone change or a variance, in any event, be it R-1 or R-3. Staff was directed to return with recommendations on these considerations.

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

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission for a change of zone from R-3 to R-1. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

PLANNING AND ZONING MATTERS:

14. PROPOSED STANDARDS FOR COMMERCIAL DEVELOPMENT.

MOTION: Councilman Uerkwitz moved to instruct the City Attorney to prepare the necessary ordinances therefor. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

* * * *

At 11:50 P.M. Councilman Sciarrotta moved to recess as the City Council and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable. The Council returned to its agenda at 11:52 P.M.

* * * *

15. Letter from Patrick W. Smith, Attorney for Laurie R. Belger, requesting Council's reconsideration of its action on ZC 71-10 and CUP 71-6 (Laurie R. Belger) of May 11, 1971.

Mr. Smith was present and referred to his May 20th communication and the requested reconsideration which will allow them to develop the information that will be forthcoming from prospective hearings on adjoining property that may or may not influence the subject parcel of land, and will permit them to return at a subsequent date.

MOTION: Councilman Sciarrotta moved for reconsideration as requested. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

It was the comment of Mayor Miller that the above in no way indicates a "change of heart", and this was the general consensus of the Council.

16. LOW INCOME HOUSING.

Heard earlier in the meeting.

STREETS AND SIDEWALKS:

17. JOINT POWERS AGREEMENT WITH CITY OF REDONDO BEACH.
LANDSCAPING OF MEDIAN STRIP - HAWTHORNE BOULEVARD (REDONDO BEACH BOULEVARD TO 182ND STREET)

RECOMMENDATION OF CITY MANAGER: That the City Council authorize the execution of the subject Joint Powers Agreement and appropriate

19. City Council
May 25, 1971

the necessary \$5,000 from State Gas Tax Funds.

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

REAL PROPERTY:

18. RESOLUTIONS RE: KIDWELL HOLDOVERS - Recommendations as to four groups of rental agreements.

MOTION: Councilman Johnson moved to hold Sub Item C (G. Glass, dba Torrance Aero Center) for one week to permit further study. His motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Wilson.

MOTION: Councilman Uerkwitz moved to concur with Sub Items A, B, and D. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Mr. Leichleiter (Sub-Item B) was present, and it was clarified, at his question, that the effect of the Committee's approval was to temporarily approve the present location, but more appropriate facilities are to be located as soon as possible.

SUB-ITEM A:

RESOLUTION NO. 71-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING EXECUTION OF THOSE CERTAIN RENTAL AGREEMENTS DATED APRIL 1, 1971 BETWEEN THE CITY OF TORRANCE AND TORRANCE AIRCRAFT COMPANY, HI-SHEAR CORPORATION, CURTIS E. OWEN, WESTERN AIR RADIO, AERO PROPELLOR COMPANY, AND CHARLES N. SMITH.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-114. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

SUB-ITEM B:

RESOLUTION NO. 71-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN RENTAL AGREEMENT DATED APRIL 1, 1971 BETWEEN THE CITY OF TORRANCE AND THE L-P FLYING ENTERPRISES.

Councilman Wilson moved for the adoption of Resolution No. 71-115. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

TRAFFIC AND LIGHTING:

19. RECOMMENDATION RELATIVE TO SOUTH BAY COMPUTERIZED SIGNAL CONTROL SYSTEM.

RECOMMENDATION OF TRAFFIC COMMISSION/TRAFFIC AND LIGHTING DEPARTMENT: That the subject resolution be approved subject to Council acceptance of the County's explanation of local control of timing of the signal.

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

RESOLUTION NO. 71-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA CONSENTING TO THE ESTABLISHMENT OF STREETS IN A PORTION OF THE CITY OF TORRANCE AS A PART OF THE SYSTEM OF COUNTY HIGHWAYS OF THE COUNTY OF LOS ANGELES.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-116. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

FISCAL MATTERS:

20. ORDINANCE increasing the amount of bond required as a condition of the issuance of a license for drilling of an oil well hole.

ORDINANCE NO. 2231

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 97.3.3 OF THE TORRANCE MUNICIPAL CODE (THE OIL CODE) TO INCREASE THE AMOUNT OF BOND REQUIRED AS A CONDITION OF THE ISSUANCE OF A LICENSE FOR DRILLING OF AN OIL WELL HOLE.

Councilman Brewster moved for the approval of Ordinance No. 2231 at its first reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

COMMUNITY AFFAIRS:

21. Interim Steering Committee to develop plan of action for formation of Cultural Heritage and Arts Commission.

RECOMMENDATION OF PARK, RECREATION AND COMMUNITY DEVELOPMENT COMMITTEE: That an interim steering committee, composed of four members of the Library Commission and three members of the Park and Recreation Commission, be established to develop a plan of action for the formation of a Cultural Heritage and Arts Commission of the City of Torrance.

21. City Council
May 25, 1971

MOTION: Councilman Wilson moved to concur with the recommendation of the Park, Recreation and Community Development Committee. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

SECOND READING ORDINANCES:

(Considered together:)

- 22. ORDINANCE NO. 2225
- 23. ORDINANCE NO. 2226
- 24. ORDINANCE NO. 2227

ORDINANCE NO. 2225

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 AT THE SOUTHERLY SIDE OF 235TH STREET, WESTERLY OF CRENSHAW BOULEVARD, AND DESCRIBED IN ZONE CHANGE 71-3.
(Don Wilson Builders)

ORDINANCE NO. 2226

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 AT THE SOUTH SIDE OF LOMITA BOULEVARD, EAST AND WEST SIDES OF MADISON STREET, AND DESCRIBED IN ZONE CHANGE 70-4.
(Torrance City Council)

ORDINANCE NO. 2227

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 AT THE SOUTHWEST CORNER OF 182ND STREET AND ST. ANDREWS PLACE, AND DESCRIBED IN ZONE CHANGE 71-4.
(Torrance Planning Commission)

Councilman Brewster moved for the adoption of Ordinances No. 2225, 2226, and 2227 at their second and final reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

22. City Council
May 25, 1971

25. ORDINANCE NO. 2228.

ORDINANCE NO. 2228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 11 TO CHAPTER 7, DIVISION 9 OF THE TORRANCE MUNICIPAL CODE AND AMENDING THE PROVISIONS OF SECTION 97.4.4 OF SAID CODE TO PROVIDE THAT OIL WELLS IN THE O-1, O-2, AND O-3 COMBINING OIL DISTRICTS SHALL BE DRILLED, REDRILLED OR DEEPEMED ONLY UPON THE ISSUANCE OF A DRILLING PERMIT THEREFOR.

Councilman Brewster moved for the adoption of Ordinance No. 2228 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and carried, as follows:

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

26. ORDINANCE NO. 2229.

ORDINANCE NO. 2229

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 14 TO CHAPTER 3, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE TO CREATE THE OIL BOARD FOR THE CITY ESTABLISHING ITS COMPOSITION, POWERS AND DUTIES AND THE MANNER OF APPOINTMENT, REMOVAL AND COMPENSATION OF ITS MEMBERS.

Councilman Uerkwitz moved to adopt Ordinance No. 2229 at its second and final reading. His motion was seconded by Councilman Sciarrotta, and carried, as follows:

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

27. ORDINANCE NO. 2230.

ORDINANCE NO. 2230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING CITY CODE SECTION 95.2.7 TO REDUCE THE TIME PERIOD THAT A CONDITIONAL USE PERMIT REMAINS ACTIVE AFTER THE DISCONTINUATION OF THE USE FOR WHICH IT WAS ISSUED.

Councilman Wilson moved for the adoption of Ordinance No. 2230 at its second and final reading. His motion was seconded by Councilman Uerkwitz, with roll call vote as follows:

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

NOES: COUNCILMEN: Johnson.

NONCONTROVERSIAL ITEMS:

28. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

- 1. \$339.05 to Automatic Printing, Torrance for 2,500 sets of "Request for Quote" purchasing form as requested by the Purchasing Division for use in obtaining bids.
- 2. \$367.50 to South Bay Reloading Service for 10,000 rounds of reloaded .45 caliber ammunition as requested by the Police Department for use on the target range.
- 3. \$305.61 to 3M Company for 8 rolls of microfilm copy paper as requested by the City Clerk's office for use on their microfilm reader-printer.
- 4. \$1680.00 to Sandler Brothers for an annual contract to supply #1 white dusting rags "as requested" by the Custodial Department.
- 5. \$759.89 to Kelly Pipe Company for 8 only 18" steel flanges and 6 feet of 18" steel pipe as requested by Building Maintenance Department to be used to fabricate a filter clean-out system at Benstead Plunge.

B. REIMBURSABLE ITEM:

- 6. \$754.95 to Hersey-Sparling Meter Company for one only 8" Hersey water meter complete with a water flow detector to L.A. City design as requested by Water Department for installation at K-Mart site. Payment has already been received for this service.

C. SPECIAL ITEMS:

- 7. \$370.23 to Random House c/o S.W.Peterson for 50 adult title books.
- 8. \$413.28 to London Book Company for 105 adult books.
- 9. \$3286.10 to Campbell & Hall c/o Harry R. Wilson for 393 adult and 143 juvenile books.

10. \$617.09 to Arco Publishing Company, Inc. for 130 adult books.
11. \$1242.15 to Carroll Sagar & Associates for three each book trucks; one dictionary stand; one atlas stand; and two magazine racks, as requested by the City Librarian.

29. STORM DRAIN IN HAWTHORNE BLVD. S/O 236TH STREET AND CATCH BASIN IN LOMITA BLVD. W/O EARLY AVENUE (Job #72007) (B71-20) - AWARD OF CONTRACT.

RECOMMENDATION OF CITY ENGINEER:

That all bids be rejected and the project be readvertised.

30. AWARD OF CONTRACT - 3-1/2" FIRE HOSE
REFERENCE BID #B71-18

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council accept the low responsible bid submitted by American Rubber Manufacturing Company and approve of awarding a contract to them in the amount of \$6510.00 including tax for subject hose.

31. NOTICE OF COMPLETION - Improvement of Carson Street from Madrona Avenue to Carson Road and Hawthorne Boulevard South of Torrance Boulevard. (Job #71102) B71-1.

RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted; and
2. That final payment be made to the contractor, Mushroom Construction Company, on the basis of as-built quantities.

32. NOTICE OF COMPLETION - Improvement of Beryl Street south of 190th Street and 190th Street east of Beryl. (Job #70039 - B70-53).

RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted;
2. That final payment be made to the contractor, McAmis Engineering;
3. That liquidated damages not be assessed; and
4. That \$500 be appropriated from Gas Tax Funds for contingencies and incidentals.

33. RENEWAL OF CONTRACT - CONTRACTED CUSTODIAL SERVICES FOR CITY SATELLITE BUILDINGS - (\$30,500.00 ANNUAL EXPENDITURE).

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve the renewing of the custodial services contract with the Allstate Building Maintenance Company for another year in the total amount of \$30,500.00.

34. TREE REMOVAL AND REPLACEMENT POLICY.

RECOMMENDATION OF CITY MANAGER:

That this matter be referred to the Council Park, Recreation and Committee for study and determination.

35. CLAIM of Marjorie J. Follings for property damages.

RECOMMENDATION OF CITY CLERK:

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

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #28,29,30,31,32,33,34, and #35. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable..

ADDENDA ITEM:

36. ZC 71-7, Al Levitt, Request for Postponement.
(Information Item "E")

The May 19th letter from Mr. Al Levitt requesting postponement of ZC 71-1 to the Council meeting of July 6, 1971 was noted. Councilman Johnson MOVED to concur with the request. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

37. In view of the U.S. Conference of Mayors in Philadelphia on June 15th, and the fact that the Council will be out of town for that conference, City Clerk Coil requested that the night of June 15th be designated as a "dark night" for the regular Council meeting. Mayor Miller so MOVED; his motion was seconded by Councilman Uerkwitz, and there were no objections.

38. Councilman Johnson requested that City Attorney Remelmeyer review the new laws pertaining to nonproductive oil wells and if they parallel Council's sentiment in this regard that an appropriate resolution be prepared.

39. Councilman Uerkwitz MOVED that a tile plaque be presented to Jim H. Stanley (21030 Wood Avenue) for his achievement relative to "Young Americans in Concert". The motion was seconded by Councilman Surber, and there were no objections.

40. It was the recommendation of Councilman Wilson that there be reconsideration of the Edison project proposed for 235th Street, in view of the recent furor in North Torrance. Discussion followed, and it was the consensus of the Council that informal meetings with interested homeowner groups be set up by the City Manager.

41. Councilman Brewster requested that his regrets at being absent, because of illness, from the Police Reserve dinner on May 24th be conveyed to this group.

42. Praised by Councilman Brewster were all those who made the May 22nd Bicycle Rodeo such a success.

43. Councilman Brewster urged that the park land dedication ordinance be returned as soon as possible -- City Attorney Remelmeyer pointed out that there is an emergency ordinance on the books; Councilman Johnson

noted the understanding with the group working on the regular ordinance that this matter would be held in abeyance until there has been full review; to invoke the ordinance because it is on the books would be unfair, in Mr. Johnson's opinion.

City Manager Ferraro advised that the group recommendations should be back before the Council in the not too distant future.

44. Mayor Miller referred to the recently adopted policy regarding presentations before Council, and recommended that in cases where Staff does not feel a detailed presentation is necessary that it be waived, in an effort to expedite the meetings. There were no objections, and it was so agreed.

45. Mr. Bill Provone, 4909 Spencer Street, requested that the information pertaining to the park land dedication ordinance be sent to interested people in the Victor area. Councilman Brewster recommended that this group be registered with the City Clerk's office.

At 12:30 A.M. Councilman Sciarrotta moved to adjourn to Thursday, May 27, 1971, at 7:00 P.M. at the Recreation Center. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

* * * *

Ken Miller
MAYOR OF THE CITY OF TORRANCE

Vernon W. Coil
VERNON W. COIL, CITY CLERK
OF THE CITY OF TORRANCE