

I N D E XCity Council - July 20, 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>PLANNING AND ZONING MATTERS:</u>	
9. Request of Mr. and Mrs. Drobish to reconsider ZC 71-12 (Chris Sorensen)	2,11-15
<u>REAL PROPERTY:</u>	
10. Resolution No. 71-159 re: Transmitter Site, Torrance Municipal Airport	2
<u>TRAFFIC AND LIGHTING:</u>	
11. Resolution No. 71-161 re: street lighting and traffic signal, Meadow Park Redevelopment Project	3
<u>FISCAL MATTERS:</u>	
12. Resolution No. 71-162 re: agreement with Lomita for distribution of sales tax	4
<u>POLICE OPERATIONS:</u>	
13. Request for apology from Mr. Alfred Shackelford	
<u>WATER SYSTEM:</u>	
14. Resolution No. 71-160 re: agreement with Willdan Engineering Associates	3
<u>ITEMS NOT OTHERWISE CLASSIFIED:</u>	
15. Protest from Mrs. Mary E. Wertella, Withdrawn	5
<u>PERSONNEL:</u>	
16. Supplemental Retirement Plan	5
<u>SECOND READING ORDINANCES:</u>	
17. Ordinance No. 2255	6
<u>NONCONTROVERSIAL ITEMS:</u>	
18. Expenditures over \$300	6
19. City Hall Basement Addition	7
20. Tract No. 22068, Release of Subdivision Bonds	7
21. Final Tract Map No. 29762	7
22. Claim of Anna L. Aswad	7
23. Claim of George W. Burns	8
<u>HEARINGS - OTHER THAN PLANNING AND ZONING:</u>	
24. Resolution No. 71-163 re: method of collecting assessments	8
25. Resolution No. 71-164 re: construction at 2567 Sonoma Street	8
26. Resolution No. 71-165 re: construction at 2563 Sonoma Street	9
27. Resolution No. 71-166 re: 1970 Weed Abatement Program	10
<u>ADDENDA ITEM:</u>	
28. Oil Well Site - 227th Street	10
<u>ORAL COMMUNICATIONS:</u>	
29. Asst. City Manager Scharfman re: return of City Manager Ferraro	15

Ava Cripe
Minute Secretary

i.

City Council
July 20, 1971

SUBJECT:PAGEORAL COMMUNICATIONS (Cont.)

30.	Asst.City Manager Scharfman, introduction of Personnel Manager John Gregory	15
31.	Councilman Surber re: "cheap politics"	15
32.	Councilman Wilson re: Supervisory District	15
33.	Mayor Miller re: acquisition of park land in East Victor Precinct and North Torrance	15,16
34.	Mr. Stephen Smith re: residence requirement	16
35.	Mr. Frank Rebolla re: blood pressure service	16
36.	Mr. Frank Leichleiter re: Airport hangar	16

Adjourned at 9:07 P.M. to 4:30 P.M. Tuesday,
July 27, 1971.

* * * *

July 20, 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, July 20, 1971, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present were Councilmen Brewster, Johnson, Sciarrotta, Uerkwitz, Wilson, and Mayor Miller. Councilman Surber arrived at 5:40 P.M.
Absent: None.

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

3. FLAG SALUTE:

The Tordondo Little League led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Reverend Don McGaughey, Church of Christ.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of June 29, 1971, be approved as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Surber had not yet arrived at the meeting).

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion, seconded by Councilman Uerkwitz, carried, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Uerkwitz,
Wilson, and Mayor Miller.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: Surber (had not yet arrived at meeting).

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

1. City Council
July 20, 1971

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 Sciarrotta, and roll call vote was unanimously favorable (Councilman Surber not yet at meeting).

* * * *

Introduced by Mayor Miller was Cub Scout Pack #586-C, sponsored by Calle Mayor School P-T-A, as was Den Mother Mrs. Bryan.

* * * *

8. COUNCIL COMMITTEE REPORTS:

Police and Fire:

Met this date; next meeting scheduled for August 17th.

Parks, Recreation, and Community Development:

Met on July 19th, both at 4:30 P.M. and at 7:30 P.M. At the 4:30 P.M. meeting, according to Councilman Wilson, there was discussion regarding the Quimby Bill, with the recommendation that it be referred to homeowners groups for their consideration; a public hearing is slated for September 13th at 7:30 P.M.

The 7:30 P.M. meeting was with the Cultural Heritage and Arts Steering Committee, which committee has now been given the task of developing guidelines and objectives.

Public Works:

Will meet on July 21st re: coke pile problem.

PLANNING AND ZONING MATTERS:

9. Request from Mr. and Mrs. Drobish for Council to reconsider Zone Change 71-12 (Chris Sorensen).

Mr. Drobish requested that this item be held until later in the meeting in anticipation of the arrival of Delthorne residents. There were no objections.

REAL PROPERTY:

10. RESOLUTION re: Transmitter Site, Torrance Municipal Airport.

RESOLUTION NO. 71-159

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AND THE CITY CLERK TO ATTEST THAT CERTAIN SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE CONTRACT NO. FA4-1692 BETWEEN THE CITY AND THE UNITED STATES OF AMERICA FOR A REMOTE TRANSMITTER SITE AT THE TORRANCE MUNICIPAL AIRPORT.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-159. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

Considered, out of order, at this time:

WATER SYSTEM:

14. RESOLUTION re: agreement with Willdan Engineering Associates.

RECOMMENDATION OF WATER SYSTEM MANAGER:

That subject resolution be adopted authorizing an agreement with Willdan Engineering Associates for engineering services to prepare and execute a 1911 Act procedure to realize water facilities needed to meet increased fire suppression flow requirements within an area served by the Torrance Municipal Water Department located generally 200 feet and higher above mean sea level, and to APPROPRIATE FROM THE WATER REVENUE FUND an amount not to exceed \$2,500 as compensation for Phase A of these services.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Water System Manager, including the above stated appropriation. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

RESOLUTION NO. 71-160

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 AGREEMENT WITH WILLDAN ENGINEERING ASSOCIATES FOR ENGINEERING SERVICES TO PREPARE AND EXECUTE A 1911 ACT PROCEDURE TO REALIZE WATER FACILITIES NEEDED TO MEET INCREASED FIRE SUPPRESSION FLOW REQUIREMENTS WITHIN AN AREA SERVED BY THE TORRANCE MUNICIPAL WATER DEPARTMENT LOCATED GENERALLY 200 FEET AND HIGHER ABOVE MEAN SEA LEVEL.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-160. His motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

The Council returned to:

TRAFFIC AND LIGHTING:

11. RESOLUTION re: street lighting and traffic signal design in the Meadow Park Redevelopment Project.

RESOLUTION NO. 71-161

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE RESCINDING RESOLUTION NO. 70-251 AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST IN ITS PLACE THAT CERTAIN AGREEMENT BETWEEN THE CITY AND WILBUR SMITH AND ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES TO THE CITY FOR THE PREPARATION OF PLANS AND SPECIFICATIONS

3. City Council
July 20, 1971

FOR THE INSTALLATION OF STREET LIGHTING AND
PARKING LOT LIGHTING IN THE MEADOW PARK
REDEVELOPMENT PROJECT.

Councilman Wilson moved for the adoption of Resolution No. 71-161. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

FISCAL MATTERS:

12. RESOLUTION authorizing agreement with the City of Lomita for distribution of sales tax collected from a business firm located in both cities.

RESOLUTION NO. 71-162

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE MAYOR
AND CITY CLERK TO EXECUTE AND ATTEST AN
AGREEMENT BETWEEN THE CITY OF TORRANCE
AND THE CITY OF LOMITA FOR THE DISTRIBUTION
OF SALES TAXES COLLECTED FROM A BUSINESS
FIRM WHOSE PLACE OF BUSINESS IS PARTLY IN
THE CITY OF TORRANCE AND PARTLY IN THE
CITY OF LOMITA.

Councilman Johnson moved for the adoption of Resolution No. 71-162. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

* * * * *

At this time Council attention was directed to:

8A. INSTALLATION OF NEWLY APPOINTED COMMISSIONERS:

The Oath of Office was administered by City Clerk Coil, and the following Commissioners were present and were duly sworn in:

Citizens Advisory Committee: Mrs. Virginia Jones, William Largent, George Lewison, Victor DiBiasi, Harvey Horwich, Mrs. Lenora Cook, Bennie Edep, Glenn Child, Paul Sittel, William Irwin, and Lyle DeCuir.

Library Commission: John Lankford.

Youth Welfare Commission: James D. Hedde.

Congratulations to all, on behalf of the Council, were extended by Mayor Miller, following his explanation of the important role of Commissioners to the government of the City.

* * * * *

4. City Council
July 20, 1971

POLICE OPERATIONS:

13. REQUEST FROM MR. ALFRED SHACKELFORD to obtain apology from proper official in writing regarding the appearance of Torrance Police at his home on June 25, 1971.

Mr. Shackelford was present to elaborate on his communications of June 30th and July 8th directed to the City Manager regarding the circumstances of considerable concern to him involving the appearance of Police Officers at his home. Mr. Shackelford also covered other City-created annoyances to him, including Fire Department response to an insignificant weed fire and hazards presented by street work on Crenshaw.

Assistant City Manager Scharfman reiterated the justification in the action taken, which was in adherence to City policy, and fully outlined in his letter of July 2nd.

Appreciation for calling this matter to the attention of the Council was expressed by Mayor Miller with the further comment that no formal action could be taken by the Council. Mr. Scharfman volunteered to write another letter to Mr. Shackelford further conveying regrets for any possible embarrassment.

WATER SYSTEM:

14. Engineering Services, Willdan Engineering Associates.
Heard earlier in the meeting.

ITEMS NOT OTHERWISE CLASSIFIED:

15. Protest from Mrs. Mary E. Wertella re: oil tank license fee.
Withdrawn from agenda.

PERSONNEL:

16. SUPPLEMENTAL RETIREMENT PLAN.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That Council authorize appropriation of \$1,800 for establishment of a supplemental retirement plan for certain miscellaneous employees represented by TCEA, TLEA, TPSA and "Engineers".

It was the request of John Kirkpatrick, on behalf of the Retirement Committee, that it be stipulated that the fees paid for attorneys not exceed \$300. It was pointed out by Assistant City Manager Scharfman that the attorney would be hired by the City, not the employees, following Council approval of same and establishment of the fee.

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

SECOND READING ORDINANCES:17. ORDINANCE NO. 2255.ORDINANCE NO. 2255

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 33.18.4 OF THE TORRANCE MUNICIPAL CODE AND ENACTING A NEW SECTION 33.18.4 PROVIDING RULES AND REGULATIONS FOR CIRCUSES, CARNVIALS, RODEOS, ITINERATE SHOWS AND AMUSEMENT RIDES.

Councilman Wilson moved for the adoption of Ordinance No. 2255 at its second and final reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

NONCONTROVERSIAL ITEMS:18. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$810.00 to Power Line Erectors for twelve marbelite light standards and six pedestrian "walk - don't walk" indicators as requested by Traffic and Lighting for lighting District #15.
2. \$1410.84 to Graybar Electric for annual contract to supply barricade and flashlight batteries as requested by the Fire, Police, Garage, Traffic & Lighting, Street and Sanitation, Airport, and Water Departments on an "as needed" basis.
3. \$2113.65 to Constructors Supply for annual contract to supply red flares as requested by the Fire, Garage and Police Departments on an "as needed" basis.
4. \$318.12 to Ron Herborns for labor and parts in repairing Unit #7112 -1970 Plymouth as requested by the City Garage.
5. \$1679.84 to Campbell & Hall c/o Harry R. Wilson for 128 adult books.
6. It is recommended that Council approve extending the existing contracts with Inglewood Book & Stationers (Reference Bid #B70-19) and with Noland Paper Company (Reference Bid #B70-52) for two months through July 31, 1971. These companies have agreed to extend their contracts to the City based on last years (1970) prices. Anticipated expenditures to Inglewood, \$1000, and to Noland Paper, \$2000. Budgeted funds are available to cover this extension.

6. City Council
July 20, 1971

7. \$522.74 to Pioneer Stationers for various type paper, chalk, crayons, brushes, art supplies, etc. as requested by the Recreation Department for use in their summer programs.

8. \$849.03 to Zellerbach for paper bags, construction paper, crepe paper and miscellaneous other supplies as requested by the Recreation Department for use in their summer programs.

B. REIMBURSABLE ITEMS:

9. \$655.20 to Hersey Products for one only 3-inch Hersey water meter as requested by the Water Department for installation at the K-Mart. Payment has already been received for this service.

10. \$4434.00 to Dependable Trophy of Torrance for annual contract to supply trophies as requested by the Recreation Department for use and distribution for all sports programs. The City is reimbursed for this expenditure via participation fees collected from member teams and individuals.

19. CITY HALL BASEMENT ADDITION.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council approve the subject work at a price not to exceed \$16,000 for all construction, architectural, and engineering work so that basement construction work can proceed without delay.

20. TRACT NO. 22068 - RELEASE OF SUBDIVISION BONDS.

Subdivider: Creative Homes (Jim Taylor)

Bonding Company: American Motorists Insurance Company

Bond No.	9SM-159-813 (Performance)	\$10,700.00
----------	---------------------------	-------------

"	"	9SM-159-813 (Lien)	5,350.00
---	---	--------------------	----------

"	"	9SM-159-794 (Inspection)	1,000.00
---	---	--------------------------	----------

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

21. FINAL TRACT MAP NO. 29762.

Subdivider: Urban Reconstruction Corp.

(Marina Federal Savings & Loan)

Engineer: J.H. Edwards Company

Location: Between 236th Place and 237th Street w/o Cabrillo Ave.

No. of Lots: 6

RECOMMENDATION OF CITY ENGINEER/PLANNING DIRECTOR:

That subject final tract map be approved.

22. CLAIM of Anna L. Aswad for property damages.

RECOMMENDATION OF CITY CLERK:

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

23. CLAIM of George W. Burns for property and personal damages.

RECOMMENDATION OF CITY CLERK:

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

MOTION: Councilman Sciarrotta moved to concur with recommendations on agenda items #18, 19, 20, 21, 22, and #23. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

HEARINGS - OTHER THAN PLANNING AND ZONING:

24. METHOD OF COLLECTING ASSESSMENTS for Short Form 1911 Act Construction.

RESOLUTION NO. 71-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING THE METHOD OF COLLECTING ASSESSMENTS LEVIED AGAINST REAL PROPERTY IN CONJUNCTION WITH WORK PERFORMED PURSUANT TO CHAPTER 27, DIVISION 7 OF THE STATE STREETS AND HIGHWAYS CODE.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-163. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

25. PUBLIC HEARING on Report of Cost of Construction of Curbs, Gutter, Sidewalk, and Driveway at 2567 Sonoma Street (Chapter 27 Short Form 1911 Act 71-1).

Mayor Miller announced that this is the time and place for the public hearing of costs on Chapter 27 (Short Form 1911 Act), City Project 71-1 at 2567 Sonoma Street.

At Mayor Miller's question, City Engineer Weaver confirmed that the notice was mailed and posted.

Mayor Miller then inquired if any written protests had been received, and City Clerk Coil responded negatively.

At Mayor Miller's question as to whether or not anyone wished to be heard, there was no response.

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

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

RESOLUTION NO. 71-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ASSESSING THE COST OF CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAY IN FRONT OF CERTAIN PROPERTY IN SAID CITY PURSUANT TO CHAPTER 27, DIVISION 7 OF THE STREETS AND

HIGHWAYS CODE (SHORT FORM IMPROVEMENT ACT OF
1911, 71-1).

Councilman Johnson moved for the adoption of Resolution No. 71-164. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

26. . PUBLIC HEARING on Report of Costs of Construction of Curb, Gutter, Sidewalk and Driveway at 2563 Sonoma Street. (Chapter 27 Short Form 1911 Act 71-2).

Mayor Miller announced that this is the time and place for the public hearing of costs on Chapter 27 (Short Form 1911 Act), City Project 71-2 at 2563 Sonoma Street.

City Engineer Weaver, at Mayor Miller's question, confirmed that notice was mailed and posted.

The written protest from Mrs. Faye Gerbert, 2563 Sonoma Street, was noted by Mayor Miller, as was her presence in the audience, and the fact that she did not desire to make a verbal presentation. It was noted by Mayor Miller that there appeared to be considerable justification in this protest in that the actual cost is some 45% over the estimate. At the Mayor's request, City Engineer Weaver clarified that the subject site presented problems with old concrete gutter and sidewalk under the existing paving that had to be removed -- a fact which was not known at the time of the estimate. It was ascertained that Mrs. Gerbert's neighbor had paid \$8.85 per lineal foot.

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

It was the consensus of the Council that there was merit to Mrs. Gerbert's request, recognizing as well that there had been unforeseen circumstances for the Engineering Department -- in the interest of fairness, a compromise was recommended by Councilman Johnson who MOVED that the fee be \$8.85 per lineal foot. The motion was seconded by Councilman Wilson. Mrs. Gerbert stipulated approval to a charge of \$557.55, rather than the \$745.28 assessed, since that would represent the same rate as paid by her neighbor.

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

It was noted that the amount of \$557.55 should be inserted in Section 1 of the following resolution:

RESOLUTION NO. 71-165

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ASSESSING THE COST OF CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAY IN FRONT OF CERTAIN PROPERTY IN SAID CITY, PURSUANT TO CHAPTER 27, DIVISION 7 OF THE STREETS AND HIGHWAYS CODE (SHORT FORM IMPROVEMENT ACT OF 1911, 71-2).

9. City Council
July 20, 1971

MOTION: Councilman Sciarrotta moved for the adoption of Resolution No. 71-165, with the amended figure of \$557.55 as noted. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

27. 1970 WEED ABATEMENT PROGRAM - CONFIRMATION OF ASSESSMENT ROLL.

Mayor Miller announced that this is the time and place for the hearing on confirmation of the 1970 Weed Abatement Program, showing the costs to be assessed to the property owners listed thereon.

City Clerk Coil, at Mayor Miller's request, presented the Affidavit of Posting. Councilman Sciarrotta moved that said Affidavit be received and filed. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

Mayor Miller then inquired if anyone wished to be heard; there was no response.

Councilman Uerkwitz moved that the hearing be closed. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote.

MOTION: Councilman Brewster moved to approve the report of the City Manager as submitted. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

At the request of Mayor Miller, City Clerk Coil assigned a number and read title to the resolution confirming the report of the City Manager showing cost of weed abatement for 1970:

RESOLUTION NO. 71-166

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE CONFIRMING THE WRITTEN REPORT OF THE
CITY MANAGER SHOWING THE COST OF WEED ABATEMENT
FOR 1970.

(Weed Abatement Assessment Roll, 1970)

Councilman Wilson moved for the adoption of Resolution No. 71-166. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

ADDENDA ITEM:

28. OIL WELL SITE - 227TH STREET. (Information Item B)

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That the City Attorney not issue a citation in the subject case, and that Mr. Webber be allowed to proceed with his plans for landscaping and installation of the sidewalk.

Present was Mr. Carl Seaberg, 3610 West 227th Street, who requested clarification of Code requirements relative to driveways, which was furnished by Building and Safety Director McKinnon, it being noted that there is no existing law which demands that an oil operator take his truck into his oil site. Mr. Seaberg reiterated his opinion that there are landscaping violations on the subject property.

Following discussion of circumstances, past and present, in the subject matter, and Councilman Brewster MOVED to hold same for 90 days. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

* * * *

At 6:40 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.

A 5-minute recess followed at 6:41 P.M.

* * * *

The Council, on resumption of the meeting, considered:

PLANNING AND ZONING MATTERS:

9. REQUEST FROM MR. AND MRS. DROBISH for Council to reconsider Zone Change 71-12 (Chris Sorensen).

Mr. William Drobish, 3624 Michelle Drive, first expressed appreciation for the recent purchase of park land in the Delthorne area by the City, and then described the concern of the Delthorne residents regarding the high density development proposed by ZC 71-12, development which can only aggravate problems faced by the Delthorne area, enumerated by Mr. Drobish. It was his recommendation that the City Council reconsider the rezoning of this property to R-3, and deny same, with the entire matter referred back to the Planning Commission so that they may study rezoning alternatives, i.e. M-L or restricted commercial development.

Next to speak was Mr. Joseph Alerio, spokesman for the large number of people present on this case, who conveyed their concerns in the development of the subject corner, and acknowledged the Council's understanding of the views of the residents in this area relative to high density housing. Mr. Alerio then outlined the disadvantages of apartment development as they relate to taxes, services, traffic, insurance rates, etc. The recent vote of the Council to permit apartment development, according to Mr. Alerio, would seem to run straight in the face of an expressed feeling by the residents; the apparent "trade" involving the acquisition of the park land would now appear to be to the detriment of the area. In conclusion, Mr. Alerio deplored the unplanned development evident throughout the City -- there is need for serious consideration of planned development for the subject area -- and requested that the Council rescind its approval of R-3 and return the matter to the Planning Commission for further consideration to make better disposition of the land.

Complete concurrence with the above remarks was indicated by Councilman Surber -- it is his opinion that this/^{is}too wide open an area to start R-3 development in view of the unknown future considerations; further study is appropriate. Mr. Surber then noted some unanswered questions in this matter, it being his feeling that the people in this area were "hamstrung" into thinking that they either must accept the park or get 520 units, and this represents unfair treatment to these people.

Councilman Surber further stated his opinion that there was an absence of generosity on the part of the sellers of the park land -- this land is a "white elephant", a former pig farm in need of considerable improvement to make it usable. Further, the people are fed up with taxes -- and if the land cannot be paid for now, it should not be purchased now -- the proposed purchase of this pig farm smells, literally.

R-1 development should be maintained, Councilman Surber continued, and R-3 development by developers who build and leave should be discouraged -- Torrance should remain the fine city it ever has been.

It was then stated by Councilman Surber that there should be a Grand Jury investigation of this whole mess -- noting that there is presently undeveloped park land, planned for 15 years ago, and yet there is this negotiation across the street to spend \$800,000 for a park. He has further learned, according to Mr. Surber, that the property owners are in arrears with their taxes on the property proposed for park land.

Councilman Uerkwitz indicated his understanding that the Delthorne people had no opposition to the proposed apartment development, now contradicted by Mr. Alerio -- the situation now being that only a Councilman on the majority vote can move to reconsider this case; there is no point to further argument.

His reasons for opposing the rezoning to R-3 are a matter of record, according to Councilman Brewster, as well as the fact that his hands are tied, being in the minority.

Mayor Miller then inquired if any of the majority voters wished to change their opinion; there was no response, and the Mayor announced that the previous Council action would stand -- i.e. as a roughly 10-acre park with the remainder of the land to be put into R-3.

Councilman Surber clarified that "no" votes had been cast by Councilmen Brewster, Surber, and Uerkwitz.

Discussion was then directed to the Precise Plan requirement of the rezoning, with City Attorney Remelmeyer pointing out that this Precise Plan will be presented to the Planning Commission at a later date -- to elaborate on same at this time would be inappropriate and could affect the validity of same.

Speaking at this time was Mrs. Ronald Broslow, 20447 Madison Street, who questioned the absence of any notification in this matter - Planning Director Shartle responded that it may be assumed the normal procedures were followed; he will check out this instance. Mr. John Kildoff, 20332 Eastwood Avenue, stated that he is the closest home owner to the property, and he received no notification whatsoever, nor did his block. Mayor Miller requested that there be a report from the Planning Director regarding this.

Councilman Surber reiterated his concerns -- the people, taxpayers, apparently do not want what is proposed; there is the further fact that the Council was not made aware of the delinquent tax situation, along with many other unanswered questions. Mr. Surber then inquired as to how to proceed in requesting a Grand Jury investigation of the entire situation in light of his feeling that there is something that is not altogether

right in the fact that the Council has given R-3 zoning to people in this area which is virtually in the confines of an area where a moratorium has been imposed. Councilman Surber again requested that there be a Grand Jury investigation. City Attorney Remelmeyer responded that such investigation could be requested directly of the Grand Jury, or make such request to the District Attorney to so request the Grand Jury -- Mr. Remelmeyer further indicated that, with the concurrence of the entire Council, he could so proceed. No objections were voiced by the Council, minus any formal action to this effect.

It was clarified by Councilman Surber, at Assistant City Manager Scharfman's question, that both Mr. Scharfman and Mr. Remelmeyer, involved in the subject transaction, are to be incorporated in the investigation.

Mr. Alerio returned to state that the people present at this meeting are here not to protest the park which they much desire -- it is not their feeling that there was something amiss; their concerns are those earlier described.

Mayor Miller expressed appreciation to Mr. Alerio for his comments, adding that an investigation is a "slap in the face" but to say no would appear to be hiding something -- so, investigate yourself to death; each Councilman and Staff member did what he thought was best for the community. The fact that people disagree, the Mayor added, will always be part of a democracy, and, after years of service, to have an investigation requested is truly the aforementioned "slap in the face". If there cannot be differences, as honest people, without being accused of wrongdoing, there cannot be much of a City, according to Mayor Miller -- further, no one will want to serve or give their time when subject to such accusations, and the City will suffer thereby.

Mayor Miller then challenged anybody to find anything wrong in the subject matter, based on his knowledge -- he noted the many, many meetings and proposals over the last two and three years regarding this property -- and added that the R-3 zoning at this location only fits a pattern already established with the R-3 property on Del Amo Boulevard, with hearings on any future development proposed to the east and ^{afford} an opportunity for the public to express themselves.

The need for the hiring of additional attorneys was noted by Councilman Sciarrotta who commented that recent months have been filled with litigation and increased Staff appears appropriate.

Pointed out by City Attorney Remelmeyer at this time was the fact that any back taxes are paid by the property owner out of the money received by him; the City does not pay such taxes -- secondly, the City bought the subject property at its own price, based to the letter on the price established by the City.

Mr. T.J. Riley, 20538 Amie Avenue, indicated that a petition with substantial signatures could be obtained, if so desired.

Next to speak was Mr. Grigsby Gamble, 20322 Amie, who stated that he deems the Councilmen residents doing their civic duty, and not politicians -- an apparent lack of communication has created this situation, and it is inconceivable that 4 men can cut this matter off

in this manner without explanation as to the basis of the decision made. The history of recent years was recited by Mayor Miller who pointed out as well that the Planning Commission voted 5-2 to support the R-3 zoning although they normally oppose R-3. It was further stated by the Mayor that he has opposed R-3 right down the line, through the years; however, in this case, a consistent pattern of R-3 down Del Amo Boulevard would be the most logical zoning in that it is a major thoroughfare. It is regrettable that the residents do not share his feeling, the Mayor added, but he honestly feels so, and his conscience is clear in this matter.

There was further review of past considerations of this property by Councilman Sciarrotta who pointed out past denials for apartment development, and in an effort to provide a desired park for the residents, and the absence of complaints from the residents, the present point was reached. Were there not a Precise Plan requirement, Mr. Sciarrotta would not have voted in favor of the R-3 zoning.

Mr. Drobish returned to request that a motion be made, by one of the four Councilmen able to do so, that this case be reconsidered, that the residents be allowed the opportunity to have their say in the disposition of the rezoning of this land. Again, no such action was taken.

Mrs. Pearl Voich, 20324 Eastwood, stated that, with such apartment development, she will be surrounded on two sides by apartment buildings; she also described her overall misunderstanding regarding the use of this property, and again voiced her objections to being walled in.

Evclvement of the Precise Plan was reviewed, it being the suggestion of Planning Director Shartle that it might be possible to advertise the whole area with the establishment of certain general guidelines, such as setbacks, heights, etc. It was added by City Attorney Remelmeyer that the Planning Commission likely could pursue the matter along the lines of a voluntary basis -- if this were not possible, they probably could refuse to process the Precise Plan until any part of the adjacent development which relates to the development before them was studied by them. It was the consensus of the Council that such a request be made to the Planning Commission.

Mrs. Susan Drobish, 3624 Michelle Drive, requested clarification regarding the density that might be expected -- Planning Director Shartle advised that 1 unit per 1000 square feet would be allowed, further noting that a Precise Plan cannot require fewer units than the zone allows, but it could ^{work} out that way as a result of setbacks, height limitations, etc.

It was the comment of Councilman Brewster that the best control is afforded by changing the density requirements under the R-3 -- presently an item of study in the Planning Department.

Councilman Surber reiterated his desire for answers to some of his questions -- he is not "taking anybody on" -- in this manner he will be able to get such answers. It was further stated by Mr. Surber that his requested Grand Jury investigation is not off the top of his head -- he is concerned about the promised park in the Civic Center area, and there is still such land available, but no answers are forthcoming as to why there is not a park. Mr. Surber continued, stating that there is to be a 5-story court house, along with a two-story parking

building -- all of this is the basis for requesting an investigation, in view of the absence of answers from Staff.

It was the comment of Councilman Brewster that he resents a lot of what has been said during the course of this hearing demeaning this Council and a very fine City Staff. Mayor Miller added his comment that this job, at best, is a very hard one; this Council has worked very hard at its job; all with families, and children in school; one can disagree but at least disagree honorably, unless it can be proved otherwise.

There was a further comment by Councilman Brewster that he has opposed the R-3, and he continues to oppose it, but it should be recognized that everybody who owns a piece of property has a property right, not only the R-1 owners but the owners of other kinds of land in other zones; in the democratic process that should be kept in mind.

It was the concluding request of one of the residents that the triangular piece of property held by the railroad in the subject area be considered in future planning, noting that same would greatly enhance the park.

ORAL COMMUNICATIONS:

29. Assistant City Manager Scharfman announced that City Manager Ferraro would return to his desk on July 26th to resume his arduous duties.

30. Newly appointed Personnel Manager John Gregory was introduced by Assistant City Manager Scharfman, and a warm welcome was extended him.

31. Councilman Surber indicated his resentment at an earlier reference to "cheap politics" -- he is not on this Council as a politician, but, rather, just as a concerned homeowner, trying to do a job.

32. The proposed realignment of the Los Angeles County Supervisory District, and the likelihood that Supervisor Hahn would lose the north part of Torrance, was noted by Councilman Wilson. Discussion followed on the successful relationships with both Supervisors Hahn and Chace, the commitments made to the City of Torrance, and it was agreed that Assistant City Manager Scharfman direct a letter to the Board of Supervisors, on behalf of the Council, expressing the hope that there will be the continued support now enjoyed.

33. Mayor Miller reviewed available vacant park land in Torrance, and noted that there is no such vacant land in the East Victor Precinct and North Torrance -- it was the Mayor's request that the City Manager, City Attorney, and Director of Recreation discuss with property owners in Victor Precinct and North Torrance the possibility of their selling their property to the City, along the lines of the Foley/Thomas arrangements.

MOTION: Mayor Miller moved that there be inquiries as to the feasibility of buying land in the East Victor and North Torrance areas for the possibility of acquiring it over a long-range program. The motion was seconded by Councilman Sciarrotta, and there were no objections.

34. Mr. Stephen Smith, a City employee, referred to the residence requirement for City employees, and was advised by City Attorney Remelmeyer that a legal decision is forthcoming in this regard.

35. Mr. Frank Reboila, 18517 Wilton Place, described a blood pressure check public service proposed by him -- this matter was referred to Staff for study and recommendation.

36. Mr. Frank Leichleiter, 2240 West 236th Street, reported on apparent misunderstandings between him and the Airport Manager regarding the location of his hangar on the Airport.

MOTION: Councilman Surber moved to refer this matter to the Transportation Committee. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At 8:35 P.M. Councilman Sciarrotta moved that the Council recess for the purpose of an Executive Session. The motion was seconded by Councilman Brewster, and approval was unanimous. Mayor Miller announced that the Council would return to formally adjourn, with no further business to be conducted.

The Council returned at 9:07 P.M. Councilman Sciarrotta moved to adjourn to 4:30 P.M., Tuesday, July 27th. His motion was seconded by Councilman Brewster, and approval was unanimous.

* * * *

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

Ken Miller

Mayor of the City of Torrance

Ava Cripe
Minute Secretary

16.

City Council
July 20, 1971