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Ava Cripe
Minute Secretary

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Adjourned at 11:25 P.M.

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August 24, 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, August 24, 1971, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present were Councilmen Brewster, Johnson, Uerkwitz, Wilson, and Mayor Miller. Absent: Councilmen Sciarrotta and Surber (vacation).

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

3. FLAG SALUTE:

The salute to the flag was led by Girl Scouts of Troop No. 2076.

4. INVOCATION:

The invocation was given by Reverend Charles E. Robinson, Lutheran Church of the Good Shepherd.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Uerkwitz moved that the minutes of August 10, 1971 be approved as recorded. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all properly audited demands be paid. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

7. MOTION TO WAIVE FURTHER READING:

Councilman Wilson moved that after the Clerk has given a number and read title to any resolution or ordinance on tonight's agenda, the further reading thereof be waived, reserving and guaranteeing to each Councilman the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

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8. COUNCIL COMMITTEE MEETINGS:Police, Fire and Public Safety:

Met on August 23rd. Report later in the meeting (Item #33).

Goals Steering Committee:

Will meet on September 20th at 4:30 P.M.

PRESENTATIONS:

9. PERMAPLAQUE to Excellon Industries for its outstanding work in developing a new area of exports to nations in Europe and Asia.

There was grateful acceptance of the permaplaque by Messrs. Smith and Phillipe, on behalf of Excellon Industries.

PROCLAMATIONS:

10. "UNION LABEL WEEK" - Week of September 6 - 12.

So proclaimed by Mayor Miller.

PLANNING AND ZONING HEARINGS:

11. REVISION IN THE RECREATION ELEMENT OF THE MASTER PLAN.

It was the request of City Manager Ferraro that this item, because of its technical nature, be referred to the Council Parks, Recreation and Community Development Committee.

Mayor Miller ascertained that there was no one present at this public hearing who desired to speak.

Councilman Uerkwitz moved to concur with the City Manager's request. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

It was the Mayor's request that this matter be readvertised at the appropriate time.

PLANNING AND ZONING HEARINGS:Considered together:

12. ZC71-15, TORRANCE PLANNING COMMISSION.
Change of zone from R-3 and M-1 to any and all zones on property bordered by Anza Avenue, Hawthorne Boulevard, Torrance Boulevard, and Del Amo Boulevard.
- 12A. AMENDMENT TO THE MASTER PLAN OF THE VICTOR PRECINCT,
Torrance Planning Commission.
- 12B. LETTER FROM E. ARNOLD OPPENHEIM, Attorney for Jones-Miletich Land Company and Parnelli Jones Enterprises, Inc., dated July 22, 1971, re: Lot 41, Tract 3218, Victor Precinct.
- 12C. LETTERS RECEIVED - Approvals (2); Disapprovals (2).

Mayor Miller announced that this is the time and place for the public hearing on agenda items 12, 12A, 12B, and 12C, all pertaining to the Victor Precinct.

The Staff presentation, at the Mayor's request, was made by Planning Director Shartle, following which those present on this matter were invited to speak.

Dr. Howard Laitin, 4916 White Court, spokesman for the Victor Homeowners Association, requested that the currently vacant R-3 parcels in the East Victor Precinct be rezoned to more appropriate uses which will preserve the quality of life in the City of Torrance, and that there be an explicit guarantee that the zoning in the area will remain stable.

Factors deemed worthy of Council consideration were outlined by Dr. Laitin, as follows: The current R-3 zoning, if uncorrected, will result in a massive population increase; the present lack of open park and recreational land in the East Victor Precinct; the fact that additional street improvements will be required and the expected increases in traffic density will lead to greater traffic congestion; overcrowding will require additional school construction, and increased student turnover will degrade the quality of education; the level of property management and of citizen participation in local government will decline; and requirements for services and capital facilities will increase greatly.

Representing the League of Women Voters, Mrs. Austin Woodward, 208 Via Mesa Grande, referred to their July 14th communication to the Planning Commission wherein they indicated their preference for RTH zoning in the Victor Precinct, with ML zoning along Earl Street to protect existing uses. It is the firm conviction of the League, Mrs. Woodward added, that if there is any further residential development in the subject area, it should be accompanied by definite action on the part of the City to acquire at least 15 acres of park land there. It was the further comment of Mrs. Woodward that in the event the Council feels there should be no further residential development, the Planning Commission recommendation is quite acceptable to the League; however, action to adopt a reasonable zoning plan for the Victor area which will allow it to develop in an orderly and cohesive manner is imperative.

Mr. Joe Clukey, president, Riviera Homeowners Association, indicated their concurrence with the position of the Victor Homeowners Association.

Mr. William Provine, 4909 Spencer Street, expressed concurrence with the Planning Commission recommendation -- he is opposed to any increase in density in the Victor area without adequate provisions for parks and recreational facilities. Mr. Provine is also opposed to any further unbalance of the tax base in the entire Torrance community by providing more R-3 development which creates an increase in public services.

Reference to the 236 Project was made by Mr. Peter Buckman, 5213 Maricopa -- City Attorney Remelmeyer ruled that this is not a consideration of the Council; the matter before them is a change of zone, and such reference is irrelevant.

Mr. James Clark, president of the Pacific South Bay Homeowners Association, 19510 Tomlee Avenue, expressed their concern for any density impact on the Victor Precinct, and outlined disadvantages of RTH development. It was further stated by Mr. Clark that the City is in need of more areas that will provide maximum dividends to the City with a minimum of increased demands upon its facilities and services -- the only plan meeting such criteria is the one recommended by the Planning Commission -- M-L with M-1 Precise Plan overlay.

Next to speak was Mr. Harvey Horwich, 5537 Michelle Drive, who indicated wholehearted agreement with the findings of the Planning Commission, and urged that the Council take positive action in affirming this Commission's opinion.

Mr. Ben Kaufman, 429 Calle Mayor, reviewed the tremendous expenditure of money and time devoted to the Victor Precinct in recent years, and recommended that outside professional experts be sought to determine what is truly best for this area.

It was stated by Mr. Dan Butcher, 2371 Torrance Boulevard, that the apartment development proposed by him in the subject area was not a subsidized apartment unit, and was designed for adults only. Mr. Butcher then stated, relative to these units, that the majority of this Council on August 11, 1970 approved his high density application; on October 16th he filed the working drawings with the Building Department for plan check with payment of fees therefor, which plans were subsequently given back to his engineering company following plan check. Following this, according to Mr. Butcher, rezoning hearings for the Victor Precinct were started, and on February 9th the City Council voted to leave the R-3 and M-1 zoning as it was, per ordinance effective April, 1971.

Continuing, Mr. Butcher stated that on May 25, 1971 he returned his corrected plans to the Building Department, and learned from his engineer on May 27th that the corrections had been approved -- on that same day Mr. Butcher presented a check for the permit fee to the Building Department, only to learn that because a moratorium would be placed on the area that evening, a permit could not be issued. Mr. Butcher then noted the tremendous amount of money spent by him on this project, and stated that he is strongly opposed to any change of zone for his R-3 property on Spencer or Emerald.

On behalf of the Torrance Area Chamber of Commerce, Mr. Dan Walker, 4411 Pacific Coast Highway, indicated their complete opposition to any blanket rezoning of this area -- further, the Manufacturing Council of the Chamber of Commerce has in the past voted for "no change" in the zoning. This type of thinking carries through the desire of business in the community, according to Mr. Walker -- millions of dollar are being spent in Torrance in the development of commercial businesses, but these merchants are looking at a growing area and with an eye to expansion. Speaking as an individual, Mr. Walker indicated his preference for apartment living, and the fact that there is a need for luxury apartments in Torrance.

Attorney Glen R. Watson, 615 South Flower Street, Los Angeles, representing Larwin Companies, directed his remarks to the two parcels of property in the northwest corner of the subject area, and outlined the special circumstances applicable to this property: the long standing

R-3 zoning; the merits of the legislative approach in zoning matters; the fact that the property was sold to Larwin last March at a purchase price (based on the existing R-3 zoning) in excess of \$114,000 an acre, with a total price in excess of \$500,000. It was noted by Mr. Watson that, true, the escrow has not closed, but \$20,000 has been released to the buyer through the escrow, and obviously legal problems could be presented were this escrow not permitted to close.

The proposed development of the church school was next pointed out by Mr. Watson, and the purchase of property to this end, along with the further fact that there had been an additional land purchase by Larwin Companies of the southerly 4½ acres which is a closed transaction and title has passed. The purchase price in this case was in excess of \$114,000 per acre, and a total price in excess of \$500,000 on this property as well, ^{purchased} in reliance of the type of development possible under R-3 zoning, according to Mr. Watson.

Expenditures to date by Larwin Companies were reported by Mr. Watson, as follows: \$46,900 on the northerly piece and an equal sum on the southerly piece -- a total of \$93,800 for architectural services alone. Their total expenditure on the two projects to date, outside of the \$1 million dollars + paid for the land, is \$136,000 paid outside of their own company.

Mr. Watson then pointed out the need for fairness -- not only to those who do not like such development, but fairness to those who commit over one million dollars for such development in the City of Torrance.

In view of the application for building permits filed on the southerly 4½ acres, Mr. Watson continued, the City records reflect precisely what is to be built -- a 2-story apartment development of 160 units, which has already been sold for a price approaching three million dollars. The question was then posed by Mr. Watson -- is a developer entitled to rely on the stability of zoning when he plans his investment and his commitment in this manner?

The plans on the northerly 4½ units, according to Mr. Watson, are not on file with the City, but they have been developed -- this is an adult project, 2-story in height, and composed of some 160 units.

A prepared statement from the president of Larwin was read aloud by Mr. Watson wherein it was stated that neither of the above projects would be involved in any type of government financing, government insurance for financing, rent subsidy, or any other HUD program, but will be financed through conventional methods of financing and will be rented at full market rates.

It was pointed out by City Attorney Remelmeyer that the method of financing should not be considered by the Council in that it is irrelevant to the question of proper zoning.

In conclusion, Mr. Watson stated that immediately across Del Amo from the subject property is developed R-1 zoning; immediately adjoining the northerly of these parcels on the east is the developed church school, and adjoining the southerly parcels on the east is the proposed

extension of that school -- immediately adjoining the subject property on the west is an existing R-3 development. The Larwin property, in the very northwest corner of the subject area, is ringed on three sides by uses to which R-3 is adaptable, consistent, and harmonious. It was Mr. Watson's opinion that, from a planning and zoning standpoint, this case cries out for zoning treatment consistent with the zoning above outlined, and warrant this property being excluded from any blanket action regarding this area.

The chairman of the church school board, Mr. Lee Lewis, joined Mr. Watson in requested that the Council give special consideration to this property -- were the property included in a blanket zone change, a tremendous hardship for a privately owned and supported church school will result.

Mr. W.R. Zappas, 3922 Emerald Street, stated that he is the owner of the 5½ acre parcel at Del Amo and Earl, and that R-3 zoning is desired for same. Mr. Zappas recalled that in 1948 there was much opposition to R-1 zoning, but, as a newspaper owner during those years, he fought for R-1 zoning -- now R-1 zoning is very impractical, and there is a need for housing for young people that is modern and offers recreational facilities by way of apartment development. Mr. Zappas reiterated his desire for R-3 zoning for his property, or, if not R-3, then C-2.

Representing the William Kulpacas, Mr. Jerry Wiley stated that they are owners of property at 4300 Emerald, and pointed out that the Council does not have to blanket rezone the area, there can be exceptions by way of hardship situations -- in the case of the Kulpacas, they came to this community thirty-one years ago and have owned this property at 4300 Emerald for thirty-one years, during which time taxes have been paid and improvements have been made, as have dedications requested by the City -- in excess of \$73,000 in taxes has been invested; the tax bill for this year is \$16,000. Mr. Wiley requested that the Council give the Kulpacas special consideration in a most deserving situation.

Mr. Ralph Comesso, 20550 South Earl Street, stated that due to the complexities of arriving at the best decision for Torrance, it would be his recommendation that a reputable planning firm be retained for their opinion from an overall view.

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

It was the comment of Councilman Uerkwitz that any rezoning contemplated should not be on a piecemeal basis -- today's problems are presented because of the gradual encroachment permitted by past Councils -- and the action taken at this time should be of a permanent nature. Concern for certain legalities was voiced by Mr. Uerkwitz, as well as a compassion for those people who have invested heavily in this area -- it was his suggestion that perhaps an ad hoc committee should be formed to determine what liabilities re: inverse condemnation, etc. might be, resulting in a stand that either the liability be accepted or not, to the end that a permanent zoning might be achieved.

Mayor Miller noted a "fact of life" -- the Council changes and with such changes, there are new thoughts and views, and an ever-changing political scene. The Mayor recalled his own past performance in regard to the Victor area -- some 8 years ago he was opposed to the R-3 and he has continued to oppose same, but there have been continuing new faces on the Council and so has the property changed. Hence the unlikelihood of any "permanent" zoning.

The merits of Councilman Uerkwitz' suggestion were acknowledged by City Attorney Remelmeyer -- however, unsurmountable difficulties are presented by the differences in value of each particular property, based on each particular zone, would have to be computed, with "guess work" necessary -- then it would be necessary to draw a line as to what is legal and what is illegal, and, absent a court decision, would prove impossible. Further noted by City Attorney Remelmeyer was the likelihood of court action as a result of virtually any rezoning of existing R-3 in the area, followed by review of the overall zoning, present and proposed, of the Victor area and the many determinations that would have to be made. It was the comment of Councilman Uerkwitz that the foregoing only serves to point up the need for his recommended ad hoc committee.

Councilman Johnson concurred with the concern relative to liability expressed by Councilman Uerkwitz and the fact that any downgrading could generate court cases that would be substantial if the City lost -- Mr. Johnson then recalled previous litigation, both successful and unsuccessful, where a downgrading of zoning was involved.

Calculations by Councilman Johnson were reported as follows: there are some 18 acres of R-3 vacant land in the subject area at the present time; based upon 43 units per acre, a maximum of 774 units would be derived, and a value, roughly, of \$6,192,000 -- further, the R-3 development would yield approximately \$8,520,000; the RTH in this area, were the R-3 so downgraded, would represent a value of \$7,164,000 -- and were it further downgraded to M-L or M-1 it would be \$3,464,000. In summary, Councilman Johnson added, there could be a loss to the City by way of litigation (assuming all parties sued and were successful), apart from any consideration other than the value of the land and the resaleability of the property, downgrading from R-3 to RTH would represent \$1,380,000 loss; downgrading from R-3 to M-L, the loss would be approximately \$5,079,000. These findings are worthy of consideration by a Council committee, in Mr. Johnson's opinion.

It was the further comment of Councilman Johnson, aside from the above expressed apprehensions, that he has no quarrel with the Planning Commission recommendation of M-L so long as there is the M-1 Precise Plan overlay, in view of the restrictive aspects of M-L zoning alone. It was Mr. Johnson's suggestion that the Council put in the M-L with M-1 Precise Plan overlay for all the existing M-zoned property -- then let a Council committee come up with a recommendation to the whole Council as to what to do with the R-3 vacant land, following their study of the situation.

Referral to a committee might prove an "easy way out", in the opinion of Councilman Wilson -- however, the problem will not disappear, and a decision still must be made. Were the present R-3 allowed to remain as now zoned, the M-L might as well be dismissed in that there would be so little land left that it would not be conducive to attract

industrial firms to the area. Dr. Wilson is further concerned, in addition to litigation costs, about the fact that there have been extensive efforts to establish a General Plan for the City; goals have been considered by several groups -- the major concern of the Council should be the bigger picture than merely what it would cost if court cases were lost.

It was added by Councilman Wilson that he has no objection to Committee study, but if the Council is thinking in terms of making some adjustment for the R-3, the M-1 or M-L will disappear from the Master Plan.

Councilman Brewster noted his unwavering position on the Victor Precinct through the years -- a position which predates the earlier alluded to heavy investments in developmental plans. Planning Commission case 68-5, Mr. Brewster continued, is virtually a 100% reflection of the Planning Commission's recommendation on case 71-15, the case now before the Council. Case 68-5 reflects his feelings on the Victor Precinct, and are a matter of public record, and have been for many years, Councilman Brewster further noted, having voted on Planning Commission case 68-5, he deems it consistent to once again support the Planning Commission recommendation on case 71-15.

It was the comment of Councilman Uerkwitz, again, that he does not favor "piecemeal" zoning -- it would seem that the area of concern would be the strip of zoned property on the east side, but, in any event, figures and facts should be reviewed, a decision made, and adhered to.

Mayor Miller recalled when the subject property was annexed into the City of Torrance, at which time the property owners were strongly opposed to any zoning other than industrial, and businesses were established -- then a series of rezonings took place, and, one by one, changes were made and lines were broken.

The Mayor expressed his concurrence with the Planning Commission recommendation since that has been his position for some eight years -- further, he has been on innumerable committees through the years, and while there may be inequities, the Planning Commission recommendation could be accepted, and then review any exceptional circumstances on properties, rather than to hold the matter in committee.

Further noted by Mayor Miller was the fact that the moratorium on the subject area expires tomorrow, August 25th, along with the further fact that law suits in connection with the moratorium have, in a sense, "shoved him in a corner" and forced the Council to a showdown.

Mr. E. Arnold Oppenheim, attorney for Jones-Miletich Land Company and Parnelli Jones Enterprises, Inc., was permitted to speak at this time; he questioned the status of agenda item 12B in this consideration. It was clarified by City Attorney Remelmeyer that the planned moratorium would differ from the previous moratorium which prohibited all construction in subject Area 4, the internal part of the Victor Precinct, pending rezoning studies -- in the event the moratorium is continued, it was Mr. Remelmeyer's recommendation that it prohibit construction in the area, but that two exceptions be granted -- one to be to the property where the zone has not been changed; the second to be for anyone who could qualify under both the old and the new zone. It was noted by

Mr. Remelmeyer that the property referred to by Mr. Oppenheim would qualify under both the old and the new zoning, which would permit the obtaining of a building permit. It was confirmed that the Precise Plan for Parnelli Jones Enterprises, Inc. had been approved by the Planning Commission.

The following action resulted:

MOTION: Councilman Uerkwitz moved that the Mayor appoint an ad hoc committee to study the legality of rezoning the R-3 property in case ZC 71-15. The motion was seconded by Councilman Johnson, for the reason that the situation is deserving of a good, hard look, in Council Committee, with participation by the City Attorney, the property owners, and the homeowners.

It was clarified by City Attorney Remelmeyer, at Councilman Wilson's question, that the Council has the right, and, in fact, the continuing duty, to rezone property in the light of changed circumstances as viewed by the Council -- were the subject property zoned as recommended by the Planning Commission, there would be nothing to prevent the Council from instituting new procedures on particular pieces of property, or upon request by the property owners.

A SUBSTITUTE MOTION was offered by Councilman Brewster: That the Council concur with the findings of the Planning Commission. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

It was the comment of Councilman Johnson at the time of his "yes" vote that it appears obvious that the courts will settle this case.

Mayor Miller stated that definitive action was necessary -- however, zoning is a never ending battle in all of Torrance, and is a procedure permitted by law in that it affords an opportunity for people to have a review of their property based upon circumstances and changing times -- should it be necessary to hassle over individual considerations, this can be done.

Councilman Uerkwitz clarified his "no" vote -- such vote was not in favor of R-3, but to resolve the legalities before the same thing happens as it did with urban renewal area over inverse condemnation. It was the comment of Mayor Miller that there is presently a law suit because of the declaration of a moratorium, but there was no question at that time as to its legality, why now? Mr. Uerkwitz responded that the question was not posed because of a pending study, and reiterated his feeling that a committee might be able to work out the technicalities thereby avoiding additional costs.

The need to pass an ordinance to extend the moratorium was pointed out by City Attorney Remelmeyer, in order to maintain the integrity of the zoning, and indicated that he would return with same later in the meeting.

MOTION: Councilman Brewster moved that the Master Plan of the Victor Precinct be amended to reflect the action of the previous motion. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

Councilman Johnson referred to his previously requested study of the street pattern, with the idea of widening the streets, and asked that it be expedited.

* * * * *

At 9:18 P.M. Councilman Brewster moved to recess as the City Council, and reconvene as the Redevelopment Agency; the motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

A 10-minute recess followed at 9:20 P.M.

* * * * *

Considered at this time, out of order:

ADDENDUM ITEM:

33. PARAMEDIC TRAINING PROGRAM.

RECOMMENDATION OF POLICE, FIRE AND PUBLIC SAFETY COMMITTEE:

That Council give tentative approval to an application for the City's participation in this program and that Staff return within the next two to three weeks with a report on alternative means of financing this program.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Police, Fire, and Public Safety Committee. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

PLANNING AND ZONING HEARINGS:

13. APPEAL BY SIDNEY R. ORZOFF, Vice President of Wooden Shoe Del Amo, dba Golden Shoe, of certain Planning Commission conditions of approval of Precise Plan 71-7. (Southwestern Enterprises, Inc.)

Mayor Miller announced that this is the time and place for the subject public hearing, and invited those present on this matter to speak at this time.

Mr. Earl Greenstein, 400 South Beverly Drive, Beverly Hills, representing Mr. Orzoff, referred to Planning Commission condition #13 wherein no reference was made to a left hand turn on Sepulveda Boulevard going west. At the time of the Planning Commission hearing, according to Mr. Greenstein, there was a left hand turn indicated on Plan "A" presented at that time. There was clarification by Associate

Traffic Engineer Glass regarding recent improvements on Sepulveda Boulevard, including elimination of left turn access to the subject driveway. Mr. Greenstein then commented that such elimination is extremely detrimental to the restaurant business, a fact confirmed by Mr. Sidney Orzoff.

Representing Southwestern Enterprises, Inc., Mr. Carroll Terry, 4626 Cathann Street, clarified that they are not involved in the appeal of this case -- their Precise Plan was approved, with some 15 conditions, all of which they have agreed to; they have no objections, one way or the other, to the left turn lane.

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

In the opinion of Councilman Johnson the solution would be to permit the left turn lane. It was the suggestion of Mayor Miller that there be consideration to cul-de-sacing of Ward Street, which leads nowhere, and would eliminate one ingress -- then it would permit a left-turn pocket into the restaurant.

Discussion followed on the unique problems in this situation, resulting in the following action:

MOTION: Councilman Wilson moved to concur with Staff recommendations, with the item in question referred to the Traffic Commission for recommendation. The motion was seconded by Councilman Brewster.

A SUBSTITUTE MOTION was offered by Councilman Johnson: That the Precise Plan conditions be approved, except to permit left turn ingress egress into the Wooden Shoe parking lot. The motion was seconded by Councilman Uerkwitz, but failed to carry, with roll call vote as follows:

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

Roll call vote on the MAIN MOTION was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

Mayor Miller requested that this item be returned on the Council agenda for September 7th.

APPEALS - OTHER THAN PLANNING AND ZONING:

14. Appeal of Sign Case S71-49, Crocker Bank, 4340 Artesia Boulevard and 2665 Pacific Coast Highway.

MOTION: Councilman Johnson MOVED to approve the sign program as presented. The motion was seconded by Mayor Miller.

It was the feeling of Councilman Brewster that the pole should be shortened in an attempt to be closer to Code, and he offered a

SUBSTITUTE MOTION: That the sign program, as presented, be approved, with the exception that the length of the pole be reduced from 6 ft. to 4 ft.; further, this is by no means waiving the abatement period. The substitute motion died for lack of a second.

The main motion carried, with roll call vote as follows:

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

Discussion was directed to future Sign Review Board policy in cases where, as in the above case, a reduction in signing is proposed. Mayor Miller indicated his inclination to approve requests where reduced signing is proposed. Councilman Wilson pointed out needed review of signing standards for shopping centers.

It was the comment of Councilman Uerkwitz that the instructions to the Sign Review Board should not be revised -- each case must be reviewed on its individual merits -- overruling a decision does not indicate that a change in policy is warranted.

Councilman Brewster stated that it would now appear to proponents that they need not meet the Code but merely head in that direction in seeking approval of signing.

It was indicated by both Building and Safety Director McKinnon and Planning Director Shartle that a policy relative to reduced signing programs is presently under study.

STREETS AND SIDEWALKS:

15. IMPROVEMENT OF SEPULVEDA BOULEVARD from Crenshaw Boulevard to Arlington Avenue (Job #68034).

RECOMMENDATION OF CITY ENGINEER:

1. That \$270,000 be appropriated from Section 2106 Gas Tax Funds for the referenced project; and
2. That the subject resolution requesting \$125,000 in County Highways-Through-Cities funds in support of the subject improvement be adopted.

RESOLUTION NO. 71-182

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY TO MAKE ALLOCATION OF FUNDS FROM "HIGHWAYS-THROUGH-CITIES SPECIAL PROJECTS" FUND FOR STREET IMPROVEMENTS ON SEPULVEDA BOULEVARD FROM CRENSHAW BOULEVARD TO ARLINGTON AVENUE.

Councilman Wilson moved for the adoption of Resolution No. 71-182. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Absent: Councilmen Sciarrotta, Surber).

12. City Council
 August 24, 1971

MOTION: Councilman Brewster moved that \$270,000 be appropriated from Section 2106 Gas Tax Funds for the subject project. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

REAL PROPERTY:

16. PROPOSED VACATION of Portions of Lot 14, Block E, Subdivision of Lot 29, Meadow Park Tract (235th Street and Alley).
Beneficiary: Zora Doster.

RECOMMENDATION OF CITY ENGINEER:

1. That Council initiate the vacation and waive the \$100 fee.
2. That Council approve and adopt the subject resolution.

RESOLUTION NO. 71-183

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE THOSE PORTIONS OF 235TH STREET AND THE ALLEY BEING PORTIONS OF LOT 14, BLOCK E, SUBDIVISION OF LOT 29, MEADOW PARK TRACT IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-183. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

17. REQUEST FOR ASSIGNMENT OF LEASEHOLD INTEREST of Narco Scientific Industries to Hi-Shear.

RECOMMENDATION OF AIRPORT MANAGER:

That this matter be referred to the Council Transportation Committee for study and report back to the full Council.

The Council reviewed the varying recommendations in this matter, specifically that of a rent increase and the lease requirements pertaining thereto.

Mayor Miller pointed out the standing policy regarding lease assignments and his feeling that any proposed rent increases should have been spelled out in the original lease.

The chairman of the Airport Commission, Mr. John Blaisdell, stated that he had cast a negative vote for a straight transfer, although otherwise indicated in the record of this matter. It is his opinion that there was not "a leg to stand on" if a rent increase was attempted; all it could be would be a stalling action. Mr. Blaisdell was willing to have the Commission go along with a compromise where Hi-Shear would be requested to consider turning back two hangars they presently have in the aeronautical area as a "horse trade".

Speaking for the majority of the Airport Commissioners, Mr. Bob Vroman stated that they had so voted because the lease was negotiated many years ago, and there was no other alternative with the terms established at that time. A further consideration, according to Mr. Vroman, was the fact that Hi-Shear will be the new lessee, a company whose good reputation is known to the City of Torrance. Outlined by Mr. Vroman as well were the present efforts of the Airport Commission to see that such situations do not reoccur.

Representing Narco, Mr. Pizzino, Assistant Controller, described the reasons for the necessary relocation of their company, reviewed certain of the lease terms, as well as the recommended Staff conditions, and the unlikelihood of Hi-Shear violating any of the lease terms. The past history of the subject property was also furnished by Mr. Pizzino, all minus any rent increases.

Councilman Brewster stated his opinion that this is more like a whole new lease to Hi-Shear, and is a matter sufficiently confusing to deserve study by the Council Transportation Committee -- the Council is charged with the responsible management of the public's property, and the subject property has not had a rate increase since 1954 -- there should be a thorough study by the Committee.

It was reiterated by Mayor Miller that such intent should have been made clear at the time -- it is unfortunate and sad if it has been a bad deal for the City, but he cannot use this type of blackmail to make up for that mistake. Future leases should be so spelled out, according to Mayor Miller.

MOTION: Councilman Brewster moved to concur with the recommendation of the Airport Manager and refer this matter to the Council Transportation Committee for specific study of this case and for a general study of the policy in this regard. The motion was seconded by Councilman Uerkwitz.

A SUBSTITUTE MOTION was offered by Mayor Miller: That the Council concur with the Airport Commission. The motion was seconded by Councilman Johnson, and carried, with roll call vote as follows:

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

Further action was taken in a MOTION by Councilman Brewster that the subject general policy be studied by the Transportation Committee. The motion was seconded by Councilman Johnson; there were no objections and it was so ordered.

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FISCAL MATTERS:

18. ADOPTION OF PROPERTY TAX RATE AND AUTHORIZATION OF PROPERTY TAX LEVY FOR THE 1971-72 FISCAL YEAR.

ORDINANCE NO. 2274

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE AMOUNT OF MONEY NEEDED TO MEET THE TOTAL ESTABLISHED EXPENDITURES FOR THE FISCAL YEAR 1971-72 LESS THE AMOUNTS RAISED BY REVENUES COLLECTED OR TRANSFERRED FROM SOURCES OTHER THAN GENERAL PROPERTY TAXES.

Councilman Johnson moved for the approval of Ordinance No. 2274 at its first reading. His motion was seconded by Councilman Wilson.

There was overall review of the financial picture for 1971-72 -- Finance Director Dundore specifically noted that there are no funds in this budget to cover the additional employees and expenses to operate the Southeast Torrance Library, slated to open in the Fall, in that this is a "new program". A possible solution, according to Mr. Dundore, would be to close one of the other branches of the Library, perhaps the Post Avenue Branch, and allocate those funds to the new Southeast Torrance branch.

Roll call vote on the motion to adopt Ordinance No. 2274 was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

ORDINANCE NO. 2275

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE FIXING THE RATES OF TAXES AND LEVYING TAXES FOR THE FISCAL YEAR BEGINNING JULY 1, 1971.

Councilman Wilson moved for the approval of Ordinance No. 2275 at its first reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

Considered, at this time:

ADDENDA ITEMS:

35. ORDINANCE RE: ZC 71-15.

ORDINANCE NO. 2272

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE RECLASSIFYING THAT CERTAIN PROPERTY IN THE EAST VICTOR PRECINCT DESCRIBED HEREIN.

(TORRANCE PLANNING COMMISSION CASE NO. 71-15)

15. City Council
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Councilman Wilson moved for the approval of Ordinance No. 2272 at its first reading. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Absent: Councilmen Sciarrotta, Surber).

36. ORDINANCE RE: EAST VICTOR PRECINCT MORATORIUM.

ORDINANCE NO. 2273

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE CONSTRUCTION OF BUILDINGS AND STRUCTURES WITHIN THE EAST VICTOR PRECINCT AND DECLARING THE PRESENCE OF AN EMERGENCY.

(Zoning Case 71-15)

Councilman Uerkwitz moved for the adoption of Emergency Ordinance No. 2273 at its first and only reading. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote. (Absent: Councilmen Sciarrotta, Surber).

PARK AND RECREATION:

19. PARK STUDIES:

RECOMMENDATION OF PARK AND RECREATION COMMISSION:

That a study of the possibility of a park in the Walteria area between Hawthorne Boulevard and Crenshaw Boulevard, south of Pacific Coast Highway, be included in the study of park sites proposed in the areas of Victor Sump and Higgins Brick property.

MOTION: Councilman Brewster moved to concur with the above recommendation of the Park and Recreation Commission. His motion was seconded by Mayor Miller, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

20. RESOLUTION re: American Standard, Inc. Lease.

RESOLUTION NO. 71-184

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 EXTENSION TO A LEASE BETWEEN THE CITY AND AMERICAN-STANDARD PROPERTY BY THE CITY FOR PARK AND RECREATIONAL PURPOSES.

Councilman Johnson moved for the adoption of Resolution No. 71-184. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote (Absent: Councilmen Sciarrotta, Surber).

PERSONNEL MATTERS:21. POLICY re: Withholding Availability by Eligibles.

It was the request of City Manager Ferraro that this matter be referred to the Council Civil Service Committee; there were no objections, and it was so ordered.

22. REVISION OF BUDGET - TRANSIT OPERATIONS.RECOMMENDATION OF CITY MANAGER:

That the position of Account Clerk in the Transit Operations Division of the City Manager's Office be abolished, and that a new position of Account Clerk be budgeted to the Finance Department to be used by the various departments in the City Yard, under the supervision of the Finance Department; and that the employee presently in the position be transferred.

MOTION: Councilman Wilson moved to concur with the above recommendation of the City Manager. His motion was seconded by Mayor Miller, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

COMMUNITY AFFAIRS:23. ROSE PARADE FLOAT - 1972:

RECOMMENDATION OF PARK, RECREATION AND COMMUNITY DEVELOPMENT COMMITTEE: That the City Council (1) award a contract for the construction of the 1972 Rose Parade Float to C.E. Bent & Son for the sum of \$14,000; and, (2) the contract include a formal association with the television production "Lidsville".

MOTION: Councilman Wilson moved to concur with the above recommendation of the Park, Recreation and Community Development Committee, with the added comment that this appears to be an opportunity for community involvement, with young people encouraged to participate, along with City events involving "Lidsville" characters and fund-raising opportunities. The motion was seconded by Councilman Johnson, and carried, with roll call vote as follows:

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

It was the comment of Councilman Uerkwitz, at the time of his "no" vote, that he felt the money could be better spent in the Library. Mayor Miller stated that he was inclined to agree with Mr. Uerkwitz, but the matter is now too far gone, and cast a "yes" vote.

SECOND READING ORDINANCES:

24. ORDINANCE NO. 2269 re: ZC 71-12, Chris Sorensen.
Held for 7-man Council.
25. ORDINANCE NO. 2270 re: Commercial Development Standards.
Withdrawn, because of technical problems.
26. ORDINANCE NO. 2271.

ORDINANCE NO. 2271

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 8 TO DIVISION 4 OF THE TORRANCE MUNICIPAL CODE REGULATING THE BUSINESS OF PROCESSING, STORING, STOCKPILING, REMOVING AND TRANSPORTING DUST PRODUCING OR POTENTIAL DUST PRODUCING SUBSTANCES IN THE CITY OF TORRANCE.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2271 at its second and final reading. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber.)

NONCONTROVERSIAL ITEMS:

27. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED:

1. \$501.38 to Western Water Works Supply Company for 25 only 2" angle water valves as requested by the Water Department for stock.
2. \$1743.00 to 3M Corporation for 1000 pounds of thermo-plastic street striping material as requested by the Traffic and Lighting Department for use in their 3M thermal applicator machine.
3. \$7178.85 to McNuaghton Book Lending Service for all six Torrance libraries.
4. \$606.50 to Western Bookbinding Company for the rebinding of 333 volumes.
5. \$1282.05 to University Microfilm for prior year copies of five major magazines on microfilm.
6. \$880.65 to California Book Supply Company for 112 assorted adult books.

7. \$1259.91 to Aldine Books for 261 adult books.
8. \$1030.65 to Game Time, Inc. for six only park-type barbecues, six only park benches and 12 picnic tables as requested by the Park Department as replacement units.
9. \$14,000.00 to Centerline Products Company for an annual contract for 4000 gallons of streetstriping paint, 1800 gallons white; 2200 gallons yellow; 600 gallons reflective white and 200 gallons red curb marking paint.
10. \$545.37 to Keenan Pipe & Supply Company for 200 ft. of 6" black pipe as requested by the Water Department.
11. \$481.95 to IBM for one only replacement electric typewriter as requested by the City Manager's office.
12. \$1985.24 to Automatic Printing for 1-million check-out transaction slips.
13. \$676.14 to ABC Body Shop to repair City Vehicle #7140 damaged in an auto accident. Billing back to the responsible party has been started on this unit repair cost.

B. REIMBURSABLE:

14. \$595.35 to Hersey Sparling for three - 2" Hersey water meters complete with case strainer as requested by the Water Department for installation at the Hawthorne Boulevard project. Payment has already been received from the City of Redondo Beach for this service.

28. ANNUAL CONTRACT FOR FROZEN MEALS FOR "DETAINED" PERSONNEL.

RECOMMENDATION OF PURCHASING SUPERVISOR:

That Council approve of again joining with Los Angeles City to purchase subject meals, and approve of the awarding of a contract to I.B.M. Foods, Inc. in the anticipated amount of \$11,000.00 annual expenditure. (\$.40 per meal cost).

29. CLAIM of Sylvia Wray for property damages.
30. CLAIM of Douglas E. Fannon for property damages.
31. CLAIM of Genny Osborne for property damages.

RECOMMENDATION OF CITY CLERK:

That the above claims, agenda items 29,30, and 31, be DENIED and referred to the City Attorney.

MOTION: Councilman Wilson moved to concur with the recommendations on agenda items #27, 28, 29, 30, and #31. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

ADDENDA ITEMS:32. OIL BOARD.RECOMMENDATION OF CITY ATTORNEY:

That Council refer this matter to appropriate Council Committee.

There were no objections, and it was so ordered.

33. PARAMEDIC TRAINING PROGRAM.

Heard earlier in the meeting.

34. APPLICATION TO DEPARTMENT OF LABOR - PEP Program.RECOMMENDATION OF PERSONNEL MANAGER:

That Council grant authority to make preliminary application to the Department of Labor for the funds (\$520,500) allocated to Torrance under the Public Employment Program (PEP).

CITY MANAGER'S NOTE:

That the City Manager be designated as authorized official for all grant applications.

MOTION: Councilman Wilson moved to designate the City Manager as the authorized official for all grant applications. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Personnel Manager. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Absent: Councilmen Sciarrotta, Surber).

35. ORDINANCE NO. 2272.

Heard earlier in the meeting.

36. ORDINANCE NO. 2273.

Heard earlier in the meeting.

ORAL COMMUNICATIONS:

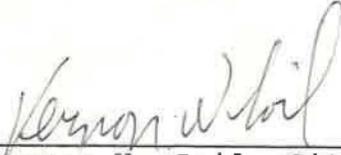
37. City Manager Ferraro announced the recent marriage of Associate Traffic Engineer Glass, followed by congratulations and wild applause.

38. Airport Manager Egan requested Council authorization to file for a temporary restraining order and injunction for Palos Verdes Aviation re: an illegal trailer and a refueling truck operation. Mayor Miller MOVED to concur with Mr. Egan's request. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilmen Sciarrotta, Surber).

39. Councilman Uerkwitz reported that the South Bay Councilmen's Association will next meet on August 26th, with Mr. Hopkins slated to be present.

The meeting was regularly adjourned at 11:25 P.M.

* * * *



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



Mayor of the City of Torrance