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Adjourned at 9:55 P.M. to Tuesday, October 5, 1971 at  
5:30 P.M.

\* \* \* \*

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, September 21, 1971, at 5:30 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, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

Members of Brownie Troop #1521 led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Lloyd H. Newlin, First Baptist Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

MOTION: Councilman Uerkwitz moved to approve the minutes of September 7, 1971, as recorded. His motion, seconded by Councilman Wilson, carried, as follows:

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

NOES: COUNCILMEN: None.

ABSTAIN: COUNCILMEN: Sciarrotta.

6. APPROVAL OF DEMANDS:

Councilman Johnson moved that all regularly audited demands be paid. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

7. MOTION TO WAIVE FURTHER READING:

Councilman Sciarrotta 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

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resolution or ordinance in regular order. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

8. COUNCIL COMMITTEE MEETINGS:

Police, Fire, and Public Safety:

Met this date - report under Oral Communications, #34, page 17.

Ad Hoc Committee (Victor Precinct):

Councilman Brewster advised that this committee met in Executive Session on September 16th and received all necessary information -- the first scheduled public hearing will be on Thursday, September 23rd, at 4:30 P.M. -- a second date - Thursday, September 30th, at 4:30 P.M. has also been reserved.

Public Works Committee:

Will meet on September 22nd, 4:30 P.M., to discuss avigation easements and a Design Review Board.

Goals Steering Committee:

Met on September 20th -- a preliminary format of proposed Goals will be before the Council in the near future.

Park, Recreation, and Community Development:

This committee will meet with the School Board on November 8th at 7:00 P.M.

PROCLAMATIONS:

9. "PUEBLO FIESTA DAYS" - September 24, 25, 26th.

30. "WHITE CANE DAYS" - October 1st and 2nd.

So proclaimed by Mayor Miller.

PLANNING AND ZONING MATTERS:

10. TORRANCE SAND AND GRAVEL PIT OPERATIONS.

RECOMMENDATION OF ASSISTANT CITY MANAGER:

That the City Council take the proper action to concur with the City Attorney's opinion and refer the matter to the Planning Commission.

MOTION: Councilman Wilson moved to concur with the above recommendation, and his motion was seconded by Councilman Sciarrotta.

Prior to roll call vote on the motion, Mayor Miller invited comments on this matter.

Mr. Bob Maddox, representing Chandler's Sand and Gravel, 9301 Wilshire Boulevard, Beverly Hills, suggested that, rather than Planning Commission referral, there first be a committee meeting with the City Attorney and two Council members to try to determine what the requirements actually were. It was added by Mr. Maddox that he has been authorized to state that his client would comply instantly in whatever manner necessary, once the requirements have been defined.

Discussion followed regarding Mr. Maddox's suggestion -- it was pointed out by City Attorney Remelmeyer that the Planning Commission and the Planning Department were the proper ones to review such conditions since they were originally imposed by them, with ultimate appeal to the Council, if necessary.

It was the opinion of Councilman Johnson that this appeared to be a matter to be resolved by Staff, particularly in view of Chandler's willingness to comply in whatever manner desired. Noted by Councilman Wilson was the pending Staff analysis of this situation, it being his feeling that it might be well to see what this investigation yielded. Mayor Miller recommended the committee attempt to resolve the differences, if possible; if not possible, then public hearings could follow. The original intent of the Council in requesting the analysis, according to Councilman Uerkwitz, was to find out what is wrong, and it is necessary that Staff advise what is or is not being done before any decision can be made.

A SUBSTITUTE MOTION was made by Councilman Johnson: That the subject consideration be sent to the Council Public Works Committee to confer with Staff, Chandler representatives, and Walteria homeowners, to resolve each and every point that can be resolved, in an effort to attain the right interpretation of the requirements of the ordinance. The motion was seconded by Councilman Uerkwitz.

Mr. E.F. Schoonover, 3546 Senefeld Drive, on behalf of the Walteria Homeowners Association, advised of his personal experience in the original Planning Commission action in this matter -- it was the request of the Mayor that Mr. Schoonover and interested homeowners be invited to sit in on the Committee meetings.

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

STREETS AND SIDEWALKS:

11. FUNDING FOR CITY'S SHARE OF MEADOW PARK REDEVELOPMENT PROJECT IMPROVEMENTS, including improvement of Madison Street n/o Project area (Per Redevelopment Agency Contract Award).

RECOMMENDATIONS OF CITY ENGINEER/WATER SYSTEM MANAGER:

1. That an additional amount of \$37,000 be borrowed from the Alcoholic Beverage Consumption Tax Fund and appropriated for improvements not eligible for other funding including certain grading, certain utility undergrounding, local storm drains, and parking lot construction, lighting, and landscaping. This recommendation is made with the understanding that the Alcoholic Beverage Consumption Tax Fund will be repaid in full from future tax increments in the project area.

2. That \$440,000 be appropriated from Section 2107 State Gas Tax Fund for improvements in select system streets.

3. That \$160,000 be appropriated from Section 2107 State Gas Tax Fund for improvements in local streets.

4. That \$185,000 be appropriated from the Water Revenue Fund for the water supply system.

5. That an amount not to exceed \$15,000 from the General Fund be authorized for an advance deposit to the Southern California

Gas Company in order that gas facilities may be installed prior to paving the streets and before customers to the Gas Company are available. This deposit will be refunded to the City as properties are connected to the gas line.

MOTION: Councilman Sciarrotta moved to concur with the above recommendations of the City Engineer and Water System Manager. The motion was seconded by Councilman Wilson, and roll call vote was as follows:

AYES: COUNCILMEN: Brewster, Sciarrotta, Wilson; Mayor Miller.  
NOES: COUNCILMEN: Johnson (for reasons previously stated);  
Surber, Uerkwitz.

12. RESOLUTION re: AGREEMENT WITH ADVANCED FOUNDATION ENGINEERING, INC.

RESOLUTION NO. 71-200

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 BETWEEN THE CITY AND ADVANCED FOUNDATION ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR ON-SITE AND LABORATORY SOILS TESTING IN CONJUNCTION WITH THE MEADOW PARK REDEVELOPMENT PROJECT.

Councilman Wilson moved for the adoption of Resolution No. 71-200. The motion was seconded by Councilman Sciarrotta, and carried, as follows:

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

It was the comment of Councilman Johnson that his "no" vote is not against the company, but, rather, the Project.

REAL PROPERTY:

13. RESOLUTION AND COMMERCIAL LEASE, Bob Curtis Oldsmobile, Inc. on Airport property.

Airport Manager Egan specifically noted that the City Attorney would like to reserve the right to approve as to form.

RESOLUTION NO. 71-201

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN LEASE DATED OCTOBER 1, 1971 BETWEEN THE CITY AND BOB CURTIS OLDSMOBILE, INC.

MOTION: Councilman Surber moved for the adoption of Resolution No. 71-201, with the above stipulation made by the Airport Manager. The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote on the motion, there was discussion pertaining to a rent escalation clause, with Councilman Brewster reiterating his previously expressed opinion that the City should reserve the option of reviewing the rent schedule with the possible establishment of a new rent schedule at time of assignment of a lease. City Attorney Remelmeyer pointed out that much of the lease format is based on the needs of institutional lenders. There was review as well of lease assignment requirements, the general history of Airport leases and the formulation of procedures through the years.

Roll call vote on the motion to adopt Resolution No. 71-201 was unanimously favorable.

14. RESOLUTION re: Aeronautical Lease with Gerardin Corporation (Eli Alexander), substituted for existing lease (dba Peninsula Aircraft Company) and adding certain property thereto.

The request of the City Attorney to reserve the right to approve as to form was applicable in this case, as in item #13.

RESOLUTION NO. 71-202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN LEASE DATED OCTOBER 1, 1971 BETWEEN THE CITY OF TORRANCE AND LOUIS B. GERARDIN CORPORATION.

Councilman Sciarrotta moved to adopt Resolution No. 71-202, subject to the above request of the City Attorney. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

AIRPORT MATTERS:

15. RESOLUTION AND AGREEMENT with Torrance Area Chamber of Commerce (re: Airport Days).

RESOLUTION NO. 71-203

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 FOR CERTAIN SERVICES FOR AIRPORT DAYS 1971 BETWEEN THE CITY AND THE TORRANCE AREA CHAMBER OF COMMERCE.

Councilman Johnson moved for the adoption of Resolution No. 71-203. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ITEMS NOT OTHERWISE CLASSIFIED:16. REPORT OF CITY MANAGER'S OFFICE ON REGIONAL COUNCIL OF GOVERNMENTS FOR SOUTH BAY CITIES.

Councilman Uerkwitz reported that a committee of the South Bay Councilmen's Association is presently studying this subject and will return with a recommendation.

A MOTION was offered by Councilman Johnson that the subject report be filed, with the thought that there would be no need for such an operation.

Discussion was directed to pending discussions in this matter, it being the general consensus that action be delayed until reports are available; Councilman Johnson thereupon withdrew his motion, and it was so ordered.

SECOND READING ORDINANCES:17. ORDINANCE NO. 2269 re: Zone Change 71-12 (Chris Sorensen).

City Clerk Coil noted that this was the first reading for Ordinance No. 2269.

ORDINANCE NO. 2269

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 DEL AMO BOULEVARD, BETWEEN MADISON STREET AND MADRONA AVENUE, AND DESCRIBED IN ZONE CHANGE 71-12.

(Chris Sorensen)

Mayor Miller invited those present to speak on this ordinance to come forward at this time.

Mrs. Jean Nallia, 20408 Madison, referred to the situation confronted by this area some two years ago when some 500 apartment units were proposed for the subject property, and reviewed the meetings which transpired -- with the School Board, the Planning Commission, Recreation Department, a Council Committee, and other groups. It was understood, according to Mrs. Nallia, that there would be a 10-acre park, if the bond issue passed, south of the apartments, it being assumed by committee members that this was the logical extension.

Even with the failure of the bond issue, Mrs. Nallia further stated, the concern of the above people continued, with the result that the City found the money to purchase the park land -- she cannot now stand by when it is implied that something is going on behind the residents' backs that is not in their best interest. Mrs. Nallia then expressed her gratitude to all those who are concerned with the Delthorne area and who had foresight to put the park land aside for the residents.

Mrs. Susan Drobish, 3624 Michelle Drive, on behalf of the Delthorne and Victor Homeowner Associations, requested clarification regarding the voting procedure on an ordinance when less than 7 Council members are present or eligible to vote -- she noted that there had originally been a 3-2 vote on this ordinance. City Attorney Remelmeyer advised that this is the first reading for Ordinance No. 2269 because of the fact that passage of an ordinance requires four votes.

It was further noted by City Attorney Remelmeyer that a motion for reconsideration by one who voted with the prevailing side or by one who was absent would again place the matter on the floor. Councilman Sciarrotta MOVED to reconsider the subject case, and the motion was seconded by Councilman Wilson, with roll call vote as follows:

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

Mayor Miller directed that the consideration of Ordinance No. 2269 continue, this being the first reading.

Continuing, Mrs. Drobish next presented a petition bearing the signatures of 313 Delthorne homeowners in opposition of the proposed R-3 zone change for the reason that further high density development will aggravate the problems faced by this area -- Council denial was requested.

A resident (name unintelligible) at 20324 Roslin Avenue, stated that she could not, in good conscience, object to 161 units in view of the 500+ that did not happen -- the acquisition of the park land seemed impossible, but it did come true, in spite of the failure of the bond issue, and an absence of State and Federal funds. The speaker acknowledged signing the above petition; however, she has now had second thoughts, and feels that it is not fair to the property owners and all the City representatives who have worked so diligently to achieve this land bank. Further, the best use for this small strip of land has to be R-3 -- what else can be done with it?

Mr. Grigsby Gamble, 20322 Amie, noted the differing opinions of the residents, as well as the fact that the petition contained the signatures of some 95% of the residents in the area, and recalled the earlier considerations of alternative uses of the land, such as light manufacturing. It was the request of Mr. Gamble that those Councilmen who voted in favor of R-3 seriously reconsider their position based upon the wishes of the vast majority of the residents.

It was the comment of Mayor Miller at this point that the unanimous desire for park land resulted in zero-ing in on this property, from a Planning point of view, with the only logical choice being R-3 for the remaining property, based on surrounding development, and the heavy future traffic at this intersection -- a finding supported by the Planning Commission and the Planning Department, according to Mayor Miller. The negotiations for the park land were reviewed, as was the authority to do whatever is desired from the City's point of view -- now it is a question of how to use that power as related to fairness to any individual who owns land, -- the very cooperation of the landowners in this case has left them with the subject piece of property.

It was the further comment of the Mayor that the proposed R-3 development will not help Delthorne from the standpoint of density, but, fortunately, this property will be surrounded by major streets and will not create traffic through the Delthorne residential area per se. Unfortunately, Mayor Miller added, the mistakes were made years ago, and this one piece of property should not hurt an area that was hurt a long time ago -- he must stand on some degree of fairness to people and land and what has been done in cooperation with the City.

Mr. Lawrence Schneider, 3526 White Court, stated that much of the opposition to R-3 stems from the newer R-3 developments with buildings from property line to property line -- Mr. Schneider would agree that R-3 is probably the only logical development of this property, but it should at least be a compatible R-3 with substantial setbacks, height limits, etc. The proposed Precise Plan requirement was pointed out by Mayor Miller.

Next to speak was Mr. Chris Millson, 20335 Madison Street, who noted the efforts over the past four years and the tremendous patience displayed by the owners of the land -- while he is opposed to additional density, it does not seem that a man can be denied proper use of his land, and with the new conditions for apartment development, along with the Precise Plan requirement, it should prove an asset to that area.

Mrs. Drobish returned to note her understanding that a Precise Plan cannot curtail the density; the Code requirements would apply -- hence the opposition to the R-3 zone. In the opinion of Mrs. Drobish, townhouse development would prove the most feasible and would greatly upgrade the corner.

The following action resulted:

MOTION: Councilman Uerkwitz moved that the subject matter be sent back to the Planning Commission for rehearing, with readvertising for all <sup>appropriate</sup> zones, including commercial. The motion was seconded by Councilman Surber, but failed to carry, with roll call vote as follows:

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

It was the comment of Councilman Johnson at the time of his "no" vote that he feels this has been "round-robined to death".

At the request of Mayor Miller, City Clerk Coil again read title to Ordinance No. 2269 for its first reading:

ORDINANCE NO. 2269

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 DEL AMO BOULEVARD, BETWEEN MADISON STREET AND MADRONA AVENUE, AND DESCRIBED IN ZONE CHANGE 71-12.

(Chris Sorensen)

Councilman Wilson moved for the approval of Ordinance No. 2269 at its first reading. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

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

Councilman Sciarrotta stated that his "yes" vote is based on the fact that this matter has been hassled for four years -- the residents have been given a very nice park -- and his conscience would bother him were he not to vote "yes".

It was the comment of Councilman Surber that his reasons for voting "no" have been well voiced -- Mr. Surber wishes the residents God-speed in getting their park, like did not happen in back of the Civic Center, with still unanswered questions.

Councilman Uerkwitz' "no" vote is with the understanding that there is no connection between the park and the property area.

Mayor Miller alluded to the earlier comments of a few individuals to the effect that the only reason there are not 500 units at this location today is due to that vanguard of people who stormed City Hall in this battle and who are deserving of tremendous respect for their courage.

Those present were reminded by Mayor Miller of the Precise Plan hearings to follow, with their participation urged by him.

\* \* \* \*

The hour being 7:10 P.M. Councilman Sciarrotta moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

A 10-minute recess followed at 7:20 P.M.

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18. ORDINANCE NO. 2281.ORDINANCE NO. 2281

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 12 TO CHAPTER 1 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR THE CREATION OF A LIMITED PROFESSIONAL OFFICE DISTRICT (L-P) AND PROVIDING REGULATIONS TO GOVERN THE LAND USES FOR SUCH ZONE.

Councilman Uerkwitz moved for the adoption of Ordinance No. 2281 at its second and final reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

NONCONTROVERSIAL ITEMS:19. EXPENDITURES OVER \$300:BUDGETED:

1. \$470.00 to Asplundh Equipment Company for two only pneumatic tree limb saws used by City tree crews to trim City trees.
2. \$573.42 to Servis Truck Body Company to repair a City-owned manned aerial lift.
3. \$1648.50 to Ditch-Witch Trencher Company for one only small self-propelled trenching machine per Bid #B71-41.
4. \$472.03 to Johnson Stationers for one only blueprint storage assembly as requested by the Traffic & Lighting Department to store Street Lighting District #15 maps.
5. \$352.85 to Halprin Supply Company for one only "Controlled Airstream" smoke ejector (gas-powered) as requested by the Fire Department as a replacement item.
6. \$386.98 to B & H Carpet to replace all drapes and traverse rods in Fire Station #4 as budgeted.
7. \$1851.61 to Western Highway Products for 172 traffic warning signs of various types and 512 sets of traffic sign mounting hardware as requested by the Traffic and Lighting Department.
8. \$334.62 to M.B. Skinner Company for 12 only 10" and 10 only 12" vented plug clamps for water pipes as requested by the Water Department.
9. \$1197.00 to W.B. Equipment Company for 400 only 4" and 400 only 2½" yellow-plastic water hydrant caps as requested by the Water Department.

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10. \$346.50 to Industrial Wholesale Electric for six each "Sola" mercury-vapor constant wattage ballasts as requested by the Traffic and Lighting Department.

\*\* 11. \$687.29 to International Harvester Company for a "factory (Deleted- warranty adjustment" on a 1971 International Truck engine. See below) The engine is actually "out of warranty" but International agreed, because of the nature of the failure (cracked block), to pay 50% of the replacement cost, or \$687.29.

12. \$4701.33 to Campbell & Hall for 1,275 juvenile assorted title books as requested by the City Librarian.

REIMBURSABLE:

13. \$551.25 to Best Concrete Products for one only 6'x8' concrete meter vault installed for the Kingsbacher-Murphy service. Payment has already been received for this service.

\*\* Councilman Surber referred to item #11 above and the agreement of International Harvester to pay 50% of the replacement cost, and recommended that the City hold out for 100%. Concurrence with this recommendation was indicated by the Council; City Manager Ferraro will check it out.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Finance Director that the Council approve the purchases per Item #19, excluding #11 as above discussed. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

20. APPROPRIATION OF FUNDS FOR CONSTRUCTION OF STORM DRAINS.

RECOMMENDATION OF CITY ENGINEER:

1. That \$55,000 be appropriated from 2107 Gas Tax Funds for the construction of a storm drain from Torrance Boulevard and Victor Street to Bishop Montgomery Sump - (SS Project 242); and
2. That \$4,000 be appropriated from Drainage Improvement Funds for the construction of a storm drain in 238th Street w/o Hawthorne Boulevard.

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

21. REQUEST FOR REFUND - MEYER SILVERSTEIN.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That a refund be made to Mr. Silverstein for the above fees, retaining a total of \$50 for processing paper work through the Department of Building and Safety and the Engineering Department, for a total of \$19,189.50.

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MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Building and Safety Director. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

22. RELEASE OF SUBDIVISION BONDS - TRACT NO. 31016.

Subdivider: Western Development Company (William P. Floyd)  
Bonding Co.: Pacific Employers Insurance Company

Performance Bond - #M-137,337 - \$9,400  
Payment Bond - #M-137,337 - \$4,700  
Inspection Bond - #M-137,338 - \$1,000

RECOMMENDATION OF CITY ENGINEER:

That subject bonds be released.

23. CLAIM of Lillian Glass for personal damages.

24. CLAIM of Robert G. Cereleja for property damages.

25. CLAIM of Bill Williams for personal damages.

RECOMMENDATION OF CITY CLERK:

That agenda items #23,24, and 25 be DENIED and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved to concur with the above recommendations on agenda items #22,23,24, and #25. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

Noted by Councilman Surber re: item #24 was the absence of a police report in this matter -- Chief Nash will check this out.

PLANNING AND ZONING HEARINGS:

26. CONTINUED HEARING - ZC 71-16, CLARA B. BOLDUR (Verburg).  
Petition for approval of a change of zone from M-1 to R-3 on property located on the north side of Artesia Boulevard, westerly of Gramercy Place.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 71-16, and invited speakers on this matter to come forward at this time.

Mr. Earl Gandrau, 20520 Amie Avenue, stated his opinion that all zone changes from M to R zoning should be abandoned in view of the rejection of school bonds, and the further fact that apartments must be subsidized by Torrance residents whereas industrial development represents revenue for the City. Denial of the subject zone change was requested by Mr. Gandrau.

On behalf of the proponent, Attorney Mike Donaldson, 1229 Acacia, recited the background history of the subject property, the development of Verburg Garden apartments, and deemed this a "special case" deserving of special consideration.

It was also indicated by Mr. Donaldson that the proponent would enter into any covenants desired by the City to make the proposed apartments "adult only" units -- this being a key factor in the question of density in that "adult only" apartments have a significantly different impact on traffic, schools, and parks. City Attorney Remelmeyer indicated certain reservations as to the legality of an "adult only" requirement, and that research would be necessary.

Councilman Brewster commented that a more proper development would consume the total corner -- Mr. Donaldson indicated that several unsuccessful efforts have been made to purchase the corner property. Mr. Donaldson then confirmed, at Mr. Brewster's question, that every effort will be made to insure architectural compatibility with the existing Verburg Gardens.

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

Noted by Councilman Brewster was the finding of Planning Commission Chairman Halstead in his vote for denial in this case for the reason that he felt the entire section in the subject area should be reconsidered -- along with the fact that he (Councilman Brewster) generally resists the conversion of M-1 land, the land so zoned in this area seems to be out of place and is virtually a "spot zone" -- alternate uses, to carry out the use pattern in the area, are either R-1 or R-3 Precise Plan.

In concurrence with Messrs. Brewster and Halstead that there be review of the entire area, Mayor Miller pointed out the likely error of placing an apartment house adjacent to a sheet metal shop, and there should be further consideration of a problem that could be compounded.

MOTION: Councilman Uerkwitz moved re: ZC 71-16 to approve a change of zone from M-1 to R-3 Precise Plan. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

Further action was taken by the Council in a MOTION by Councilman Brewster: That the Planning Commission institute a study of the subject area. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

27. ZC 71-18, SHELL OIL COMPANY (Floyd How).  
 Petition for approval of a change of zone from C-2 to C-3  
 on property located at the southeast corner of Hawthorne  
 Boulevard and 182nd Street.  
 RECOMMENDED FOR APPROVAL TO C-3 PRECISE PLAN BY THE  
 PLANNING COMMISSION.

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

Mayor Miller announced that this is the time and place for the  
 subject public hearing.

It was the comment of Councilman Brewster that if the purpose of  
 the rezoning is to allow a car wash, then the zone change should not  
 be considered until the appeal of the conditional use permit for the  
 car wash has been heard -- it would otherwise be prejudging the car  
 wash.

Representing Shell Oil Company, Mr. Robert Nibecker reviewed  
 Planning Commission discussions, and the tardy discovery that C-3  
 zoning would be required for an automatic car wash -- this has  
 been deemed the best use of the property, and, of necessity, has  
 prompted the subject petition requesting C-3 zoning.

Council discussion was then directed to C-4 zoning and the  
 possible merits thereof for this area, as well as the Planning  
 Commission study presently underway in this regard, it being the  
 general consensus that it would not be necessary to delay action on  
 ZC 71-18.

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: Mayor Miller moved to concur with the recommendation of  
 the Planning Commission for a change of zone to C-3 Precise Plan on  
 ZC 71-18. The motion was seconded by Councilman Sciarrotta.

A SUBSTITUTE MOTION was offered by Councilman Brewster:  
 That the Council delay consideration of this action until the  
 Conditional Use Permit is before the Council so that both may be  
 considered at the same time. The substitute motion died for lack  
 of a second.

The main motion, to concur with the Planning Commission, carried,  
 with roll call vote as follows:

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

\* \* \* \*

14. City Council  
 September 21, 1971

ADDENDA ITEMS:28. PURCHASE OF "OLD TORRANCE" PAINTINGS:RECOMMENDATION OF DEPUTY CITY ATTORNEY:

1. That Mrs. Castner return all of the twelve paintings which are now missing, that she be reimbursed for her out-of-pocket expenses as a result of the Marshal's sale.
2. If Mrs. Castner refuses, or cannot return any or all of the missing paintings, the City's Attorney be authorized to take necessary legal action against Mrs. Castner and against the Marshal of the County of Los Angeles to recover the paintings or the value thereof.

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

29. RESOLUTION RE: DEVELOPMENT OF DEL AMO FINANCIAL CENTER.RESOLUTION NO. 71-204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A PRECISE PLAN OF DEVELOPMENT FOR THE PROPERTY BOUNDED BY OCEAN AVENUE, HAWTHORNE BOULEVARD, TORRANCE BOULEVARD, AND CARSON STREET AS PROVIDED FOR IN DIVISION 9, CHAPTER 6, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE AND AS APPLIED FOR BY DEL AMO PROPERTIES IN PLANNING COMMISSION CASE NO. PP 65-38.

Councilman Johnson moved for the adoption of Resolution No. 71-204. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

\* \* \* \*

ORAL COMMUNICATIONS:

30A. The retirement of veteran employee John Atkinson, Sanitation Superintendent, was announced by City Manager Ferraro, with an invitation to be present at the City Yard on Thursday, September 30th, at 4:00 P.M. to bid him farewell.

31. City Treasurer Rupert announced that this was the moment for the drawing of the commemorative coins.

It was the request of Councilman Sciarrotta that the proposed drawing of straws (conceived in his absence) for distribution of the coins be reconsidered, and <sup>he</sup> so MOVED. The motion was seconded by Councilman Surber, and there were no objections.

Mr. Sciarrotta reviewed the history of the delayed distribution, prompted by Councilman Johnson's concern for the status of said coins and the importance attached to the low numbers -- and questioned, how, then, is status on the Council to be determined -- certainly not by gambling and drawing, nor by the alphabet, but by seniority, as is practiced in legislative bodies of government. Analysis of his record, according to Councilman Sciarrotta, places him in the #2 position and makes him the logical recipient of commemorative coin #2. Therefore:

Councilman Sciarrotta MOVED that the subject coins be given according to seniority and vote of the people. The motion was seconded by Councilman Surber.

(The proper order, per Councilman Sciarrotta's findings, would be: Miller, Sciarrotta, Wilson, Uerkwitz, Johnson, Brewster, and Surber.)

It was the comment of Councilman Johnson that at the time of his concern in this matter the coins, in their low order, were being distributed by the Chamber of Commerce as they saw fit, without consideration of future value -- it is the feeling of Mr. Johnson that the Council, elected by the people, ought to have the first seven coins, with #8 to the City Clerk and #9, City Treasurer, and City Manager, #10 -- and, hence, his ultimate recommendation for roll call order of distribution, or drawing for the coins. Mr. Johnson would favor any equitable manner of distribution, the Council all being equal, and offered a SUBSTITUTE MOTION: That, with the exception of coin #1, the remaining six coins be put in a hat or a box, with the Council to draw by alphabetical or voting order. The motion was seconded by Councilman Uerkwitz, but failed to carry, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Uerkwitz.

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

The main motion carried, as follows:

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

NOES: COUNCILMEN: Johnson.

City Treasurer Rupert invited the Councilmen to pick up their coins at his office, and requested permission to return with a recommendation from Staff for distribution of the remaining coins -- permission granted.

32. The resignation of Water Commissioner Harry Matthews was noted by Councilman Brewster who requested that an appropriate tile plaque be given Mr. Matthews. There were no objections, and it was so ordered.

33. Traffic problems on Park Street were reported by Councilman Johnson who introduced Mrs. Teresa Breidenbach, 24441 Park Street. Mrs. Breidenbach described the fast driving on Park Street, as well as on Madison Avenue, with a disastrous accident recently -- posting of speed limits and additional patrolling of the area was requested.

MOTION: Councilman Johnson moved that Staff expedite the forthcoming petition, with ultimate review by the Traffic Commission, and notification to all interested parties. There were no objections, and it was so ordered.

34. As a result of findings at the meeting of the Police, Fire, and Public Safety Committee meeting this date, Councilman Uerkwitz MOVED that the Council direct the Airport Manager to proceed to terminate the Nike Site lease for purposes of Civil Defense study. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

35. The status of the requested reports from the Traffic Commission and the Citizens' Advisory Committee's sub-committee on Transportation regarding the Downtown Traffic Study made by U.S.C. was questioned by Councilman Uerkwitz.

36. Councilman Uerkwitz referred to recent indications that there will be a widening of the San Diego Freeway in the South Bay area. City Manager Ferraro will research and report back.

37. Councilman Wilson requested Staff input regarding the matter of the proposed Torrance Symphony (referred to Cultural Heritage and Arts Committee 9/14/71) as to feasibility, cost, need, etc. -- such information to be furnished the Committee for their study in this regard.

38. A need for delineation of responsibility, and clarification thereof, between the Library Commission and City Librarian has been brought to the attention of Mayor Miller -- it was the Mayor's request that this matter be referred to the Park, Recreation, and Community Development Committee, with Library Commissioners, City Librarian West, and City Manager Ferraro in attendance to accomplish such clarification. There were no objections, and it was so ordered.

Library Commission Chairman Mosley was present to confirm what appears to be a "communication gap" and the need for enlightenment.

City Librarian West stated that Staff would like to prepare a foundation report, to be available to the Committee; such report would be available around November 1st. This met with the approval of the Council.

39. Planning Commissioner Ralph Grippo, 23039 Cerise, regretfully submitted his resignation from the Planning Commission for the reason that his employer has offered him the position of Chief Engineer at their Phoenix, Arizona facility.

Mr. Grippo's resignation was accepted, with equal regret, by the Council, unanimous in their praise of his contribution to the community as a Planning Commissioner.

40. Mr. John Mosley, on behalf of the Library Commission, announced that there would be a display of the Dead Sea Scrolls at the Central Library from September 26th to October 24th.

41. The president of the Torrance School Board, Mr. Stanley Dunn, 505 Via la Selva, was present to, hopefully, resolve the problem surrounding the recent awarding of some \$520,500 to be used under the Emergency Employment Act. Mr. Dunn then described the acute financial needs of the School District, the possible misinterpretation of the role of the City in the distribution of these Federal funds by certain guidelines, and the opinion of the School Board that the schools are entitled to 30% to 40% of these funds.

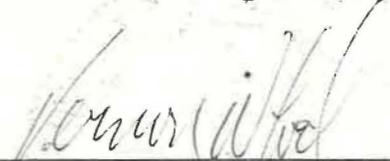
It was ultimately decided that there be an immediate meeting of the Council Finance Committee, School Board representatives, and Staff, on a MOTION by Mayor Miller to that effect. The motion was seconded by Councilman Wilson, and approval was unanimous. The date selected was Thursday, September 23rd, at 4:30 P.M. in Assistant City Manager Scharfman's office.

42. Mr. E.F. Schoonover, 3546 Senefeld Drive, reiterated his previously expressed complaint regarding racing motorcycles in the Walteria scout house area, and stated that this situation is still in need of correction.

Mayor Miller reported on his review of this area and the apparent use of a dirt road off Hawthorne Boulevard to Madison Street, and requested that this, as well as the racing problem, be checked by the Police Dept. Chief Nash indicated that the department has been diligently working on this matter, but that there will be further investigation, with a report back to Council in two weeks.

At 9:55 P.M. Councilman Uerkwitz moved to adjourn to Tuesday, October 5th, 1971, at 5:30 P.M. His motion was seconded by Councilman Johnson, and approval was unanimous.

\* \* \* \*

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

  
Mayor of the City of Torrance

Ava Cripe  
Minute Secretary