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Ava Cripe
Minute Secretary

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Adjourned at 12:20 A.M. to 6:00 P.M., October 12, 1971.

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October 5, 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, October 5, 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.

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

Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Members of Cub Scout Pack #951 led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was given by Reverend Robert Dehn.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of September 14, 1971 be approved as written. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

6. APPROVAL OF DEMANDS:

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

7. MOTION TO WAIVE FURTHER READING:

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

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8. COUNCIL COMMITTEE MEETINGS:Public Works Committee:

Met this date, with continuing discussion regarding the beautification of City parkways.

Victor Precinct Ad Hoc Committee:

Will next meet in public session on Thursday, October 7th at 4:30 P.M.

COMMENDATIONS:

9. RESOLUTION congratulating El Camino College on its Silver Anniversary.

RESOLUTION NO. 71-205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING EL CAMINO COLLEGE ON ITS SILVER ANNIVERSARY.

Councilman Wilson moved for the adoption of Resolution No. 71-205. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Messrs. Hartman, Brown, and Marsee were present to gratefully accept Resolution No. 71-205, on behalf of El Camino College.

PROCLAMATIONS:

10. TORRANCE HIGH SCHOOL ALUMNI DAY - OCTOBER 23, 1971.
 11. PTA MEMBERSHIP ENROLLMENT WEEK - OCTOBER 4-8, 1971.
 12. PILOT INTERNATIONAL WEEK - OCTOBER 16-22, 1971.

So proclaimed by Mayor Miller.

PLANNING AND ZONING MATTERS:

13. COMMUNICATION FROM REVEREND HUBERT N. JOHNSON (Gospel Lighthouse Church) requesting permission to conduct the Tent Revival at 3080 West Sepulveda Boulevard for an additional 30 days.

Held, for later in the meeting.

14. CUP 67-12, FITZHUGH AND GRACE DODSON. Request for modification of a previously approved condition to extend hours of operation at La Primera Nursery School, 3668 Newton Street.
 RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION, SUBJECT TO CONDITIONS.

MOTION: Councilman Johnson moved to concur with the recommendation of the Planning Department and Planning Commission for approval, subject to conditions. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

October 5, 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, October 5, 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.

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

Absent: City Treasurer Rupert.

3. FLAG SALUTE:

Members of Cub Scout Pack #951 led in the salute to the flag.

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1.

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15. REPORT REGARDING PROTEST OF WAIVER 71-38, HARRIS STANDARD CORPORATION.

15A. RESIDENTIAL ACCESS TO VISTA MONTANA REGARDING WAIVER 71-38, HARRIS STANDARD CORPORATION.

The considerable Staff information was noted, and verbal presentation was made by Planning Director Shartle. Noted by Councilman Brewster was the matter of liabilities with regard to those lots which currently have access only onto Vista Montana, in the event they are denied that access -- further, were a permit granted and were to follow all reasonable precautions in allowing the structures to go in and something subsequently happened, what is the City's liability? City Attorney Remelmeyer indicated that it would be necessary to study the area to make such a determination -- if this is desired, it was Mr. Remelmeyer's suggestion that a moratorium be placed on the hillside construction in the subject area pending such determination of this question. Mr. Remelmeyer added that he has prepared an Emergency Moratorium Ordinance, if the Council desires to use it.

Mayor Miller invited those present on this matter to speak at this time.

Representing the petitioner, Mr. Larry Bowman, Union Bank Tower, stated that their request is not for any action but that they be allowed to build on the lots -- all procedures have been followed; the property is properly zoned; the waiver was granted, and the time for appeal ran out. It was further noted by Mr. Bowman that the builder, as a property owner and business man, takes certain actions based upon the laws and existing rules and regulations -- now they are faced with a situation where the adjoining residents are unhappy, with resultant economic hardship for this business man.

Continuing, it was stated by Mr. Bowman that, in his opinion, the City has wrongfully withheld permits for the subject two lots, unintentionally perhaps but still a fact -- the permits should have been issued in that the petitioner had complied with all City requirements; they are now involved in a proceeding which seems to have very little standing from the standpoint of City regulations. The City-requested 30 day period for study has now passed; the proponent still desires to build, and they have been waiting a very long time -- and, Mr. Bowman concluded, there is no valid reason for withholding the permit.

Redesign of the proposed houses was recommended by Councilman Johnson -- such houses to front on Vista Largo instead of Vista Montana. Mr. Johnson added that he would prefer Vista Montana remain as it is - a local street, not a secondary highway - but he would like to see some concession from the builder, such as redesign, which should not prove too difficult. Mr. Bowman advised that the builder has given this careful consideration and deemed such not feasible; to require otherwise might precipitate litigation.

It was pointed out by Mayor Miller that the Council ^{within} is/its proper legal jurisdiction to declare a moratorium when it is felt that community benefit is involved -- the Mayor also noted the fact that problems sometimes rapidly arise and the need for fast action.

Next to speak in this matter was architect Roy Young, representing Mr. Harry Kissell who is currently designing 19 houses on Via El Chico with shallow lots which will require reduced front setbacks and necessary waiver requests. It was the request of Mr. Young that the moratorium, if possible, be tied to the specific problem before the Council and not a general thing that would prejudice their chances of obtaining needed waivers.

Mr. Charles Randall, 4925 Calle de Arboles, stated that his particular concern is that for several months out of the year the angle of Vista Montana is such that the sun sets at the end of the street -- late afternoon driving is particularly hazardous, and there should not be added hazards with ingress and egress traffic on this street, as well as the possibility of children playing thereon.

A petition bearing approximately 100 signatures was presented by Mr. Jerome Galuhn, 4309 Vista Largo, who stated that these are residents who live above Vista Montana and are opposed to any building along Vista Montana with access to this street.

Mr. Joe Clukey, 272 Calle de Madrid, president, Riviera Homeowners Association, reiterated their previously expressed stand in this matter, and confirmed the fact that a meeting with the developer's representative had proved unrewarding.

At Councilman Wilson's question regarding geological and soils investigations, Planning Director Shartle reported on these procedures and the responsibility of the builder to provide such reports, with certification that the lot is buildable and indicating what must be done to property support the foundation of the building, prior to issuance of the building permit. City Attorney Remelmeyer repeated the fact that there is a need for time to study all such ramifications.

Councilman Brewster stated that it is hoped to find a solution that would perhaps allow no more building along Vista Montana, from a Traffic and Planning point of view, as well as from an emotional viewpoint -- however, from a legal point of view, the problem is a knotty one in that there are some 10 lots which currently have legal access to Vista Montana, and some have had it since 1957 -- all of which presents constitutional problems about denying a man the use of his land, etc. by denying access. Mr. Brewster would concur with City Attorney Remelmeyer's recommendation (previously suggested by him) that there be a building moratorium to permit thorough research of these many problems. Mayor Miller concurred in these remarks, adding that to declare Vista Montana a secondary street might prohibit ingress and egress from these lots and likely could create a law suit for the City. The Mayor, therefore, has considerable reservation regarding the Traffic Commission's recommendation that Vista Montana be designated a secondary highway.

Pointed out by City Attorney Remelmeyer was that the declaration of an arterial would not prevent the lots from having access to Vista Montana if that is the only access available -- however, there are problems which must be solved pertaining to both the subject lots and future lots in this hillside area.

— Councilman Uerkwitz was generally in agreement with the foregoing -- but has further concerns regarding the lack of yard space in hillside lots. Similar concerns were voiced by Councilman Sciarrotta which include the traffic situation and the City's possible liability; he would go along with the moratorium so that any action taken would be proper.

He would ordinarily oppose a moratorium, Councilman Johnson stated, but, in this instance, the builder has not provided any alternative solutions; there is, in his opinion, a way to redesign the houses so that they will face Vista Largo -- unless and until that solution comes through, the only tool is the moratorium, and Mr. Johnson will support same.

Mr. Bowman returned to comment on the issue raised in this matter regarding the lack of notice; the builder obviously is not involved in this and is something over which he has no control -- again, the builder complied with all the requirements, and to single out the subject two lots in such a manner is an alarming thing.

It was the further comment of Councilman Johnson that there is a need to change the waiver procedure so that the affected public is notified for an informal hearing so that they may have their say -- there apparently has been a loophole in the waiver procedure that now should be remedied.

Councilman Surber concurred with the above remarks of Councilman Johnson, and reiterated his previously voiced opinion that the present notification procedures leave much to be desired -- Mr. Surber would agree with the people that there was not proper notification in this case, acknowledging that it was not the fault of the builder, but so be it; in the judgment of the residents, they would be adversely affected by two houses fronting on Vista Montana.

It was further stated by Councilman Surber that he is in strong support of the moratorium, and favors concurrence with the Traffic Commission that Vista Montana be made a secondary street.

The precedent setting aspect of approving the subject request was of concern to Councilman Uerkwitz -- there is a need for thorough study now rather than to try to later undo an erroneous decision.

Recent revisions in the notification procedure, at the request of Planning Commission Chairman Halstead, were noted by Councilman Brewster in that it was Mr. Halstead's request that "in the future Staff obtain the signatures of owners of any lots adjacent to any requests for waivers -- if said signatures are not obtained, he requested that a letter be sent to all property owners that are contiguous to the parcel in question." It was stated by Councilman

Johnson that it is his desire that there be a further step -- that the people affected should be notified.

Speaking at this time was Mr. Harold Widney, 4426 Vista Largo, who stated that he lives immediately adjacent to the subject property and was never at any time contacted by the builder in regard to this matter.

Mayor Miller then requested that City Clerk Coil read the following ordinance:

ORDINANCE NO. 2282

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE IMPOSING A MORATORIUM ON THE CONSTRUCTION OF DWELLING UNITS WITHIN THE AREA DESCRIBED HEREIN AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Brewster moved for the adoption of Emergency Ordinance No. 2282 at its first and only reading. His motion was seconded by Councilman Johnson, and, following extensive clarification of the contents of Ordinance No. 2282 which establishes a 90-day moratorium in the area designated as "Exhibit A" by City Attorney Remelmeyer, roll call vote was unanimously favorable.

Further action was taken in a MOTION by Councilman Johnson: That in the future, as a matter of Council direction to Staff, in regard to Waivers that people considered by Planning to be affected by the Waiver (which will permit more coverage than the 300 ft.) be notified that there will be an informal hearing relative to such Waiver so that they may attend the meeting and testify. Further, in the event that the Planning Department determines that a large number of people must be notified that the developer be charged a portion of the cost for notification. The motion was seconded by Councilman Surber.

It was the comment of City Attorney Remelmeyer that the waiver procedure above proposed by Councilman Johnson would result in a quite formal hearing and equivalent to the variance procedure -- it was Mr. Remelmeyer's recommendation that he and Planning Director Shartle study the subject, with perhaps redefinition of the waivers that are permitted without the variance procedure, and it may prove necessary to make the waiver requests somewhat into a formal hearing.

There were no objections to Councilman Johnson's motion, and it was so ordered.

Planning Director Shartle advised that the findings will be reported back to Council, with notification to homeowner representatives in the area and the proponent. Councilman Uerkwitz requested that the geological report be included, if possible, as well as any information pertaining to the alleged underground springs in this location. It was added by Mr. Shartle that the Council could engage a geologist and possibly a soils engineer to make a study regarding hillside development problems, if so desired.

REAL PROPERTY:

16. RESOLUTION re: agreement for purchase of Parcel No. 3 required for Meadow Park Redevelopment Project.

RESOLUTION NO. 71-206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT FOR THE PURCHASE OF PARCEL NO. 3 REQUIRED FOR THE MEADOW PARK REDEVELOPMENT PROJECT.

(Portion of 235th Street and the alley between 235th Street and Skypark Drive, east of Ward Street - George McLaughlin.)

Councilman Sciarrotta moved for the approval of Resolution No. 71-206. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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At this point in the meeting City Manager Ferraro announced that an Executive Session would be necessary later in the evening to discuss two matters regarding which the Council has been notified. Councilman Johnson stated that he would like to discuss, at this session, the letter sent to all employee organizations by the Chairman of the Civil Service Commission. It was agreed that the Executive Session would be held at the conclusion of the meeting.

* * * * *

TRAFFIC AND LIGHTING:

17. REQUEST FOR STOP SIGNS on 232nd Street at Elm and at Greenwood Avenues.

Mr. Jack Kramer, 2668 232nd Street, stated that attempts at speed control have been underway for three years, with many meetings in this regard, all without success. The residents respect the arguments presented by the City Traffic Engineer in recommending denial of a stop sign, according to Mr. Kramer, but they now feel it imperative that something be done.

A petition bearing 106 signatures from the subject area requesting immediate action was presented to the Traffic Commission, per Mr. Kramer, and their request for stop signs was unanimously approved by this Commission. Like action was requested of the Council.

Mr. William Forrest, Principal, Hickory School, expressed his concern for the safety of the children traveling to and from school, and reported that the present signs are not obeyed and that this is a very hazardous corner. The stop signs would prove of great benefit to the safety of the school children, in Mr. Forrest's opinion.

Councilman Uerkwitz confirmed the long negotiations in resolving this problem, and acknowledged his understanding of the Traffic Engineer's position; however, since it appears nothing else will work, Mr. Uerkwitz would favor concurring with the recommendation of the Traffic Commission and the request of the residents for the 3-way stop signs on 232nd Street on Greenwood and at Elm.

Further reported by Councilman Uerkwitz was his knowledge that there had been some misinterpretation regarding the cul-de-sac of 232nd Street, it originally being an alternative suggestion which was dropped after the reaction from the Committee -- therefore, any further study along those lines would be City-initiated, not from the people in that area.

In view of the small cost for the installation of stop signs and crosswalks, Councilman Brewster, without denying the professional traffic information, could not see that anything would be lost by trying the stop signs at both locations.

With the considerable study made by the Traffic Commission in mind, Councilman Sciarrotta MOVED to concur with the recommendation of the Traffic Commission for approval of the installation of 3-Way Stop Signs on 232nd Street on Greenwood and at Elm. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

It was the request of Mayor Miller at this point that the report regarding Anza and 234th Street, from a safety point of view, be expedited.

Speaking at this time, Mrs. Lorraine Nelson, 2674 232nd Street, advised that the Traffic Commission had concurred with the desire of the residents that the "stop ahead" be painted on the street, rather than by the posting of another sign in the parkway. City Traffic Engineer Horkway was not in agreement -- if a stop sign must be put in, then every precaution should be taken, which would include a "Stop Ahead" sign.

It was the consensus of the Council, following discussion, that "Stop Ahead" be painted on the street only, with the understanding that the Traffic Engineer return to Council if it does not prove satisfactory.

The Council now returned to:

PLANNING AND ZONING MATTERS:

- 13. COMMUNICATION FROM REVEREND HUBERT N. JOHNSON (Gospel Lighthouse Church) requesting permission to conduct a Tent Revival at 3080 West Sepulveda Boulevard for an additional 30 days.

Mr. James Eidman, 22555 Nadine Circle, representing some 60 residents in the subject area, expressed their opposition to an extension of the permit for the Gospel Lighthouse Church -- while they are in sympathy with Reverend Johnson's desire to conduct

religious activities, they have found the noise and the smell created by outside bathrooms. ^{undesirable.} It is felt that Reverend Johnson should find another place to conduct such services.

Mayor Miller inquired if Reverend Johnson, or his representative, was present; there was no response.

It was reported by City Manager Ferraro that Reverend Johnson was requested not to conduct any more services after the approved 30-day period which ended on September 27th -- however, the services have continued, and some action will be necessary.

MOTION: Councilman Sciarrotta moved that the subject extension be DENIED. His motion seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable, "yes" being for denial.

It was the comment of Councilman Johnson that this is a misplaced activity -- while he originally voted in favor of the request, he is of the opinion that it should have been on the other side of Sepulveda.

(City Attorney Remelmeyer confirmed that Councilman Surber might vote at this time, though absent at the original consideration.)

Pointed out by Mayor Miller was the fact that he had made it clear to Reverend Johnson at the August 10th meeting that the approval was only for 30 days -- the Mayor cast a "no" vote at that time in anticipation of just what has happened.

Councilman Brewster noted the concern expressed at the August 10th meeting, even though the request was approved, as to the compatibility of the operation.

FISCAL MATTERS:

18. A-1 LOMITA RENTAL'S REQUEST FOR TAX REFUND.

RECOMMENDATION OF FINANCE DIRECTOR:

That the A-1 Lomita Rentals, Inc. request for a total refund of the 1% construction tax be DENIED, but that a refund in the amount of \$178.78 be made for that portion of the building that is to be constructed in Lomita.

MOTION: Councilman Sciarrotta moved to concur with the above recommendation of the Finance Director for a refund in the amount of \$178.78. His motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was made by Councilman Uerkwitz: That since the Council was primarily involved in the delays, that the \$411.00 be refunded; the motion was seconded by Councilman Surber.

Mr. A.C. Billings, A-1 Lomita Rentals, Inc., was present to state that many of the delays were arbitrary and exploratory in nature, and he did not realize that it would involve a construction tax.

City Attorney Remelmeyer advised that the \$411.00 cannot be refunded, only the \$178.78; to do otherwise would be illegal in that the Council does not have the right to give relief from taxation ordinances on the grounds that it is unfair as applied to a particular individual.

Councilman Uerkwitz thereupon withdrew his substitute motion, there being no point in voting if such action would be illegal. Councilman Surber indicated his feeling that Mr. Billings was not properly notified regarding the impending tax, and recommended that there be a method of notification to people in these positions. Mayor Miller pointed out other instances -- the proposed park fees, the moratorium on land in the East Vistor Precinct -- all of which would be retroactive in a sense and would represent large sums of money which necessarily would have to be paid under the law.

Roll call vote on Councilman Sciarrotta's motion approving a refund in the amount of \$178.78 carried, as follows:

- AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber, Wilson, and Mayor Miller.
- NOES: COUNCILMEN: Uerkwitz (not in agreement with the principle.)

* * * * *

At 7:05 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable. A 10-minute recess followed at 7:07 P.M.

* * * * *

(Considered, out of order, at this time:)

PLANNING AND ZONING HEARINGS:

38. CONTINUED HEARING - ZC 71-13, DESPINA CHALEKSON.
Petition for approval of a change of zone from C-2 and A-1 to R-3 or C-2, on property located at 3546 Redondo Beach Boulevard.
RECOMMENDED FOR APPROVAL TO R-1 AND R-3 PRECISE PLAN BY THE PLANNING COMMISSION.

38A. REPORT ON RENT SUBSIDY AND SECTION 221(d)(3) OF THE NATIONAL HOUSING ACT.

Mayor Miller announced that this is the time and place for the subject public hearing, noting that Item #38A is a report with no action required.

City Clerk Coil advised that he has received a letter with approximately 81 signatures indicating their strong objections to the proposed zone change.

First to speak was Mr. Stanton Price, employed by Western Center on Law and Poverty, and representing some 800 senior citizens in the City of Torrance, (also affiliated with the Los Angeles County Department of Senior Citizen Affairs; chairman of the Housing Committee) who described the 221 Program, which

Program is proposed for the subject site, and its value and merit for senior citizens in their quest for satisfactory housing in which to live with dignity and pride.

Mayor Miller expressed appreciation for the information furnished by Mr. Price, but pointed out that the Council is not concerned with the Program; they are trying to determine the appropriate zoning for this property.

The developer, Mr. Robert Hirsch, 15233 Ventura Boulevard, Sherman Oaks, reiterated his previously expressed comments regarding the proposed development, the revised plans having met with the favor of adjacent residents, hence his surprise at the petition of opposition, as well as his surprise at the number of senior citizens in the audience.

Mr. Hirsch then reviewed the proposed treatment of the cul-de-sac and park area, open area, parking, the fact that the property would remain on the property tax rolls, and specifically noted that the 150 ft. depth would not be sufficient depth for a builder to meet current codes and maintain creditable open space. Mr. Hirsch also indicated his willingness to agree to a covenant running with the land that should the condition or use ever change, the certificate of occupancy could become null and void, necessitating return to the City to meet the current code.

Mr. John Popajan, 4013 Merrill Street, confirmed that the proposed project is for senior citizens, three stories in height, with elevators.

Clarification regarding the parking spaces was provided by Mr. Hirsch, at the request of Mr. Kenneth Schmidt, 16620 Patronella. Mr. Schmidt is of the opinion that there ultimately would be parking problems on Patronella, and, further, a 3-story building will be quite high in a residential area.

Mr. Don Sutherland, 16601 Cerise Avenue, noted that there had been no reference to a driveway on the westerly side of the property which is all vacant land with the exception of one house in the far northwest corner -- however, a driveway is proposed for the easterly side adjacent to houses. It was also pointed out by Mr. Sutherland that there is a park at one end of Patronella and a park on the other side of Redondo Beach Boulevard -- sufficient parks, in his opinion. Further, Mr. Sutherland is not in favor of the building coming back more than 150 ft.; the number of units should be reduced accordingly.

It was noted by City Attorney Remelmeyer that a change of zone is before the Council at this time, not the Precise Plan -- most of the questions thus far should be addressed to the Precise Plan at the time of its consideration. Consideration was then given concurrent review of the zone change request and the precise plan, as well as the possibility of amending the zoning ordinance in order to provide a more flexible procedure relative to density.

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.

It was the comment of Councilman Uerkwitz that if it is desired to change the density, then the R-3 code should be changed accordingly so that the people will be informed.

Councilman Johnson deemed the proposed project a very good one -- he would favor the zone change and precise plan approval simultaneously, if this is proper procedure.

There are other solutions, according to Councilman Wilson, that should be considered, and the findings of the Planning Commission are most logical. Certainly R-1 development is more proper around Patronella; surely some type of R-3 development could be achieved for the 150 ft., according to Councilman Wilson.

Councilman Sciarrotta indicated concurrence with Councilman Johnson regarding the simultaneous approval of zone change and precise plan.

It was confirmed by City Manager Ferraro, at Councilman Surber's question, that an enabling resolution regarding the construction of the project would be necessary -- such resolution is now in the City Attorney's office for preparation. Mr. Hirsch added clarification regarding this rent supplement resolution which is needed by him, not the City.

Councilman Surber then referred to his previous request for a resolution wherein the City would take a position on Federally subsidized housing -- there should be some action taken in order to be on record as to whether or not such housing is favored; the subject case is just the beginning of Federally subsidized programs. A similar resolution was requested by Councilman Johnson, and it was indicated that both resolutions would appear on the October 12th agenda.

The approach preferred by Councilman Brewster would be to consider the total block to the end that there would be integrated planning, a feeling generally shared by the Planning Commission.

The following action resulted:

MOTION: Councilman Johnson moved that the subject parcel be rezoned R-3 Precise Plan for its full depth.

The intent of the motion, Councilman Johnson added, is that the second reading of the ordinance would not occur until it was accompanied by a Precise Plan, following full review by the residents of the area at a public hearing. Mr. Johnson added, at Mayor Miller's question, that he would support the above referred to resolution, this being for citizens, plus crippled people who cannot work.

The motion was seconded by Councilman Sciarrotta.

A SUBSTITUTE MOTION was offered by Councilman Wilson: That the Council concur with the Planning Commission, that the northerly portion facing Redondo Beach Boulevard be R-3 but that the southerly portion be R-1, (Per Exhibit "B") on ZC 71-31. His motion was seconded by Councilman Uerkwitz.

Concurrence with the substitute motion was indicated by Mayor Miller who stated that while he is for the program, of concern to him is the fact that there is an established plan for a 150 ft. depth, a plan for the protection of the R-1 homes. Support of the proposed program with a 150 ft. depth was noted by Mayor Miller -- if this would be financially feasible for the proponent is unknown to him, but it would seem that there could be many such developments in that amount of footage. It is necessary to be consistent with existing planning, and the Mayor would violate his past action in zone changes involving this area to otherwise decide in this case.

Planning Director Shartle commented - at Councilman Brewster's question as to whether or not a really attractive and viable R-3 development can occur on the subject property were it so zoned for just the 150 feet, particularly in view of the unattractive development to the east - that, while in agreement regarding the present unattractive development at this location, developers along 235th Street, west of Crenshaw, are building some very nice apartments under similar situations with the 150 ft. depth.

The proponent, Mrs. Despina Chalekson, spoke at this time, stating that she has given this property to different real estate offices, all indicating that sale of the property would be a simple matter with a change of zone. Mayor Miller pointed out the pattern created long ago, with the 150 ft. depth maintained through the years.

Speaking at this time was Mrs. Chalekson's son-in-law (name unintelligible) who stated that the established standard for apartments all the way down on this street cannot be extended in that there is an existing commercial area, with commercial development proposed on the property to the left.

Councilman Wilson's substitute motion, to concur with the Planning Commission, carried, with roll call vote as follows:

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

Council comments were as follows:

Councilman Brewster indicated an inclination to abstain because of his concern for the development of the entire corner and the need for study by the Planning Commission, including the corner on Yukon with unattractive development as well. Mr. Brewster also indicated his full support of the Program; it is a great one and one which should be in the City of Torrance -- but with the established pattern,

and with the assurances from Planning that an attractive R-3 development can be built on the frontage parcel, he must ride with the current plan -- hence his "yes" vote.

His "no" vote, according to Councilman Johnson, is for the reason that he fully believes that a program like this must be started in Torrance -- they are repeatedly turned down and none will get started at this rate. Mr. Johnson is of the opinion that the proposed development is a very good one -- low density, with an adverse effect for only a very few people, with objections likely removed once the project is in.

Councilman Sciarrotta commented that in view of subsequent arguments in this matter to the effect that 150 ft. could be used for this particular project, and the fact that there should be further study, he will go along with the substitute motion.

Councilman Surber stated that he is not in favor of these projects -- the people should be heard, and until this is accomplished, he will continue to cast "no" votes -- along with the further fact that he is against R-3 zoning period.

It was stated by Mayor Miller, recognizing that there will be an apartment house under this zone, facing Redondo Beach Boulevard for a depth of 150 ft. and that there will be adjacent residential properties, but it will be a lesser amount than going around the whole corner of Patronella and Cerise -- therefore, the problem of property owners and apartment houses appears to be minimized, even though there will be some R-3 development.

It was the request of Councilman Brewster that the Planning Commission study the subject corner and the potential thereof, including Yukon. Further, that Staff proceed with an attempt at some density control through the Precise Plan procedure.

Mr. Hirsch returned to state that the above action will make development impossible; it is not financially sound to proceed on this basis. It was his request that the Council consider returning the property to its present C-2 use in order to protect the interests of the proponent until there can be another plan of development from another buyer. Mayor Miller pointed out the pending study, and requested that Planning Director Shartle return with the findings, with the request that the ordinance pertaining to the subject zone change be held until this study has been reviewed by the Council. There were no objections, and it was so ordered.

* * * * *

PARK AND RECREATION:

- 20. REQUEST FOR ADDITIONAL FUNDS to night-light Guenser and La Romeria Park using the Edison Company security night lighting program.

RECOMMENDATION OF PARK AND RECREATION COMMISSION:

That Council approve additional funds for a pilot project to night-light Guenser and La Romeria Park. The cost will be approximately \$2,400 for the first year, and approximately \$1,500 each subsequent year using the Edison Company Security Night Lighting Program.

MOTION: Councilman Uerkwitz moved to concur with the above recommendation of the Park and Recreation Commission; his motion was seconded by Councilman Wilson.

Prior to roll call vote, City Manager Ferraro added his recommendation that the above required funds be taken out of the Recreation Department Operating Expenses, and there were no objections. It was confirmed by Councilman Surber that additional Staff hours would not be necessary, that the work would be rearranged.

Roll call vote was unanimously favorable.

- 20A. SCHOOL GROUND LIGHTING.

Councilman Wilson reported on a recent meeting attended by him, Councilman Johnson, City Manager Ferraro, and City School representatives, and the apparent fact that there is a new era of cooperation between the City and the School District. It was further reported by Dr. Wilson that the School Board, at their October 4th meeting, it was proposed that four fields be lighted and that the School District pay half the cost, if the City would pay the other half, per the communication before the Council. The City's share would be \$2,250 toward the lighting of the four fields.

The President of the Torrance School Board, Mr. Stanley Dunn, was present to confirm the desired cooperation between the City and the Schools, and to describe the needed night lighting of school fields in an initial undertaking to determine the merits of such a program.

Mayor Miller stated that "it's about time" the City and the Schools got together after playing "footsies" with each other for years -- the entire philosophy should be revised and these two factions should get together in order to share mutual interests -- a continued lack of cooperation only hurts the young people in Torrance; the money spent is that of the Torrance taxpayer, and such cooperation will only cut the cost to the people in the community.

MOTION: Councilman Wilson moved to approve the appropriation of \$2250 from the Unappropriated Reserves for the subject program. The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote, Councilman Brewster expressed his concern regarding such lighting and possible disturbance to surrounding residential areas. Park and Recreation Commissioner Ron Littlefair responded that there had been an extensive study in this regard, and the absolute absence of problems in other agencies.

The creation of a liaison committee, composed of School and City representatives, was urged by Mayor Miller to the end that common problems could be reviewed and likely resolved, rather than leaving such matters to the respective staffs. It was added by Councilman Wilson that the scheduled November 8th committee meeting, hopefully, will have School representatives in attendance which will result in such liaison.

Roll call vote on Councilman Wilson's motion to approve the school lighting appropriation was unanimously favorable.

It was the comment of Councilman Johnson, at the time of his "yes" vote, that he was extremely disappointed that the plan developed was not as fully accepted by the School Board as desired, but this has to be a step in the right direction.

Concurrence with improved liaison between the City and the Schools was expressed by Councilman Surber, but it must be remembered that two different groups of people are involved.

Councilman Uerkwitz voted in favor of the above -- after two years of effort in this regard -- but he feels that the schools should light all their school grounds; this, however, is a start.

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The hour being 9:00 P.M. a 5-minute recess was ordered by Mayor Miller.

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PARK AND RECREATION:

19. EMERGENCY AND REGULAR ORDINANCES re: Park and Recreation Facilities Tax.
- 19A. LETTER FROM LEAGUE OF WOMEN VOTERS regarding Quimby Bill, Park and Recreation Facilities Tax.

RECOMMENDATION OF PARK, RECREATION, AND COMMUNITY DEVELOPMENT COMMITTEE:

1. That the bedroom tax be increased immediately to \$350 per dwelling unit for the balance of the fiscal year 1971-1972 (the bedroom tax is now \$150 per dwelling unit) and that the tax be raised in increments of \$50 in each of the four following fiscal years, so that the schedule would be as follows:

<u>Fiscal Year</u>	<u>Tax</u>
1972-1973	\$400
1973-1974	\$450
1974-1975	\$500
1975-1976	\$550

2. That Emergency Ordinance No. 2214, which levied fees on all subdividers and lot splitters under the provisions of the Quimby Bill, be repealed. (Dr. Wilson, Chairman of the Committee, dissents from the recommendation that Emergency Ordinance No. 2214 be repealed, and, instead, RECOMMENDS, as a minority report, that Ordinance No. 2215 be adopted.)

3. That the Committee be instructed to continue studying how to provide park and recreation facilities for the people of Torrance through the medium of the Quimby Bill and other measures.

Councilman Wilson elaborated upon the findings of the Park, Recreation, and Community Development Committee, noting the feeling of Councilmen Brewster and Johnson that it likely would be more expedient, and provide more flexibility, to have a bedroom tax which would be commensurate with what would be raised with the Quimby Bill legislation and would help meet the City's need for park land -- also noted by Councilman Wilson was his minority report as above stated.

It was the comment of Councilman Uerkwitz the above recommendations, both majority and minority, merely increase the existing \$150 tax -- he questioned the proposed \$50 increase per year in that it seems high to him and without basis. Mayor Miller noted that the money is primarily for the development of open space for park land and the fact that property appreciates as well; action at this time would eliminate yearly review of this need, noting that it had originally been considered to start at \$550.

Councilman Brewster referred to Ordinance No. 2214 (recommended for repeal by him and Councilman Johnson) and stated that it is a Quimby Bill ordinance as such and it does have some good features, but there are other features which he does not like to see -- for instance, it has built in it the private park development credit which does not represent a contribution to the public park system. Of further concern to Mr. Brewster is that the Quimby Bill is somewhat inflexible as to the location of the park lands that might be purchased thereunder -- if it remains on the books the City would

have a bedroom tax and a Quimby Emergency Ordinance which would prove an "administrative nightmare" complicated by the Quimby Bill's financial formulas which have entertained considerable discussion and puzzlement. However, of real merit, in Mr. Brewster's opinion, is the fact that this legislation does allow the acceptance, in lieu of money, of land (valid only on larger developments); such an option might prove of value to the City for a land bank for park purposes.

The approach preferred by Councilman Brewster would be to use the bedroom tax ordinance as a basic vehicle, with perhaps a clause that would give the City the option, in the case of large developments, to negotiate for land in lieu of accepting tax dollars, or some combination of dollars and land for public park purposes. The foregoing would be a matter for further Committee study, not necessarily a decision to be made at this time -- further, this is stated in opposition to Emergency Ordinance No. 2214 to indicate that there are other avenues to go in order to approach the land bank issue.

Councilman Johnson indicated his concurrence with Councilman Brewster's remarks, adding the feeling that two ordinances on the books would prove cumbersome to operate, and that it was agreed that the door would not be closed on further Committee study regarding the Quimby Bill to ascertain if there might be some equitable solution to the land dedication aspect of same. Past successful experiences in negotiating with developers for land were noted by Mr. Johnson. It was the added comment of Councilman Johnson that the simplicity of the bedroom tax as opposed to the Quimby Bill, or combination of the two, is far greater; further, the proposed formula will actually yield more money than the Quimby Bill.

At the request of Councilman Uerkwitz, City Attorney Remelmeyer clarified the proposed exceptions, and the fact that senior citizen housing projects are already exempt from all property taxation.

Speaking at this time was Clifton S. McArthur (on behalf of the senior citizens development on Maricopa Street by the Mormon Church) who indicated that they had no objection to the proposed tax except for the fact that they are in an extremely awkward position -- having been advised by HUD the exact limitations on the amount of money available for the project and stipulating exactly how these funds are to be spent. It was also pointed out by Mr. McArthur that the building likely would have been built and occupied by now except for the fact that some three years ago, at the request of the City, they reviewed the possibility of relocating this project in downtown Torrance, and it proved impossible to work out. Succeeding problems and delays were then described, and it was reiterated that they are not in a position now to come up with such money.

Recalled by Councilman Brewster regarding the above project was the concern about the fact that the City would receive virtually no revenue from the project, and at that time the possibility was discussed of substituting some kind of an in-lieu taxation in place of the property tax which they are not committed to pay -- has there been some progress along that line? Mr. McArthur indicated that they are working with the City officials in this regard.

Architect Bill Burchfield, 3142 Pacific Coast Highway, noted the 50% decrease in construction in Torrance, with increases recorded elsewhere in the State -- in the case of his own firm, they have done only one project in Torrance in the last year, following repeated rejections by developers because of the stringent requirements. Mr. Burchfield then noted that proposed projects are HUD programs, rather than by private developers. Additional taxation and lowering of density will not be for the good of Torrance, in Mr. Burchfield's opinion.

Next to speak was Mrs. Marion Lyman, 1922 West 237th Street, representing SETHA Executive Council and Park Committee, who stated that, ^{while} they are not quarrelling with efforts to raise money for parks, they do have doubts about the proposed means of doing so being successful. It should be determined, first, are we trying to raise revenue or are we stifling growth -- if raising revenue, it is felt that a high tax imposed on the construction of dwelling units doesn't necessarily mean that construction will take place to provide this revenue -- if stifling growth, then we must be prepared for the unpleasant side effects, such as decreased revenue, unemployment, and neighborhood deterioration. Economic growth, Mrs. Lyman continued, sometimes brings unpleasant side effects, such as congestion, crowding, pollution, neglect of future plans, and a lack of open space, but surely solutions can be found for these problems other than the stifling of economic growth by heavy taxation. The Council was requested to consider only what is realistic and practical in maximizing revenue for the City -- the highest tax per unit will not necessarily return the largest amount to the City -- if taxes are raised beyond a reasonable point, construction will dwindle, perhaps cease, and the overall revenues will start to decline.

In conclusion, Mrs. Lyman stated that SETHA is concerned with the impact of these taxes on the City as a whole, but is particularly concerned with the drastic effect it will have on the development of Southeast Torrance which will be extremely hard hit. They urge the passage of Ordinances A and B only, but whatever taxation is imposed should have periodical reports on the effect on building and the amount of revenue actually derived. Mrs. Lyman added that they favor repeal of the Quimby Bill.

Representing a group of property owners, Mr. Anthony Barash reported on their participation in the formulation of the Committee's report and their concurrence with the majority report now before the Council. Their position has been one of broad base consideration of this as a tax that a builder-developer would bear in conjunction with building new residential housing in Torrance; the developers of their study group see no reasonable inhibition on their continued development of real property in a residential manner in Torrance under the scheme as proposed by the majority report.

Mrs. Vicki Birdsall, representing the League of Women Voters, reiterated their strong support of the Quimby Bill -- it is their feeling that a lot split, a single family residence, etc. does not have the impact on a community that a large development does. Such large development creates a new community which creates a substantial extra burden on the City; therefore, the more money that is raised from the Quimby Bill would be useful to combat the problems created, with particular concern for open space and recreation.

Mr. Joe Clukey, on behalf of the Riviera Homeowners Association, stated that they are in favor of the bedroom tax, but would like to see a Quimby-type ordinance tied in with what is proposed, but without any credit for private parks.

Discussion was directed at this time to the exception from the bedroom tax for senior citizen housing projects constructed by charitable corporations as reported by the Committee, it being the comment of Councilman Johnson that he had presumed that such exemption would help senior citizens programs; however, it is now his understanding that this would simply pass on a benefit to the developer. Councilman Johnson thereupon withdrew his support of this item for the reason that in the long run it might have a detrimental effect.

Mr. Lou Sismondo, 1974 West 235th Place, stated that the Quimby Bill is virtually a quasi-bedroom tax, and could be applied to areas without a bedroom tax for open space development -- Torrance has a bedroom tax, and it should be possible, with such a lever, to resolve such considerations with the developers which would permit purchase of land at the developer's cost to provide a park, which will accomplish exactly the same thing as the Quimby Bill but without penalty to the small developer.

Mr. McArthur returned to reiterate the unlikelihood of HUD providing additional funds for their project, and the fact that they are now placed in a hazardous, unfair position. Discussion followed on the unique circumstances in this particular situation, and it was generally agreed that the ordinances, if adopted, should reflect the exemption for charitable corporations, with later review if deemed necessary. Noted by City Manager Ferraro was the fact that Mr. McArthur's organization has volunteered to pay an in-lieu tax which is presently being negotiated, the desired figure being approximately \$4,000 per year -- the exemption could be eliminated and the in-lieu property tax not allowed so that that money would be made up over the life of the project; this would be consistent under the provisions of the ordinance.

Mayor Miller requested that the City Clerk assign numbers to Ordinances A and B (which exempt charitable organizations).

ORDINANCE NO. 2283

(ORDINANCE "A")

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 223.2.2 AND 223.2.3 AND ADDING SECTION 223.2.4 TO THE TORRANCE MUNICIPAL CODE RELATING TO PARK AND RECREATION FACILITIES TAX, REPEALING ORDINANCE NO. 2214 AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Wilson moved for the adoption of Emergency Ordinance No. 2283 at its first and only reading. His motion was seconded by Councilman Johnson.

It was the comment of Councilman Brewster that inasmuch as it was he who raised the issue regarding the exemption, it seems to him

that the exemption, as written, is to grant carte blanche exemptions for all park and recreation fees for all potential future non-profit developments in the City -- and that is not right, since such developments do have an impact on the park system evidenced by the large senior citizens program in Torrance. Therefore, Councilman Brewster is in basic opposition to an exemption from the bedroom tax for those kinds of foundations. Mr. Brewster added that he has considerable sympathy for the specific case before the Council for the reason that it has been before the City for three years, and it was, at the City's asking, that they delayed their project to consider the possibility of utilizing downtown land and thereby revitalizing the downtown area -- further, they have agreed to an in-lieu tax in place of the property tax that they otherwise are exempt from also. A stipulation from them of \$2.00 per unit per month would mean that the City would break even with the bedroom tax in approximately 15 years -- that would be an acceptable compromise to Councilman Brewster, and he would concur with giving them the requested exemption, but he will later request repeal of same.

Agreement was voiced by Councilman Johnson, as well as by Councilman Sciarrotta, with the added comment that \$2.00 per unit is at least something; to get nothing certainly is not right, and the trend throughout the United States at present is to tax charitable organizations. Mr. Sciarrotta also stated that there should be further study, per recommendation #3; the Quimby Bill should not be forgotten completely.

Mr. McArthur stated that a letter from Planning Director Shartle is en route setting forth the City's proposal, and no problems are foreseen regarding the \$2.00 in-lieu tax -- he noted that it would be necessary to submit the schedule of rents to HUD, whenever revised, and their acceptance or rejection cannot be anticipated.

The motion to adopt Emergency Ordinance No. 2283 carried, with roll call vote as follows:

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

Councilman Surber voted "no" for the reason that he concurs with an earlier speaker, Mr. Burchfield, that the City is cutting off private enterprise -- per considerations at this meeting of the different HUD programs, this will just open up the floodgates. Mr. Surber is further opposed to the 14-story residence.

Councilman Uerkwitz does not agree with the exemption.

ORDINANCE NO. 2284
(ORDINANCE "B")

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AMENDING SECTIONS 223.2.2 AND 223.2.3
AND ADDING SECTION 223.2.4 TO THE TORRANCE MUNICIPAL
CODE RELATING TO PARK AND RECREATION FACILITIES
TAX, REPEALING ORDINANCE NO. 2214 AND REPEALING
EMERGENCY ORDINANCE NO. 2283 RELATING TO THE SAME
MATTER.

Councilman Johnson moved for the approval of Ordinance No. 2284 at its first reading. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

* * *

20. NIGHT LIGHTING - Heard earlier in the meeting.

ITEMS NOT OTHERWISE CLASSIFIED:

21. RESOLUTION re: improvement of a strip of City-owned land by City forces.

RESOLUTION NO. 71-207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE IMPROVEMENT OF A STRIP OF CITY-OWNED LAND FORTY FEET WIDE BETWEEN BINDEWALD ROAD AND VANDERHILL ROAD AND AUTHORIZING CITY FORCES TO DO THE NECESSARY WORK.

Councilman Johnson moved for the adoption of Resolution No. 71-207. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

22. COMMISSION VACANCIES.

It was agreed to schedule interviews for Commission vacancies at 6:00 P.M. on October 12th, with appropriate advertising therefor.

PERSONNEL:

23. RESOLUTION setting forth salaries for Public Employment Program participants.

RESOLUTION NO. 71-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE SETTING FORTH SALARIES FOR PUBLIC EMPLOYMENT PROGRAM PARTICIPANTS.

Councilman Wilson moved for the adoption of Resolution No. 71-208. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

24. Request for Council to appropriate portion of City's Full Funding Grant to the Torrance School District.

RECOMMENDATION OF COUNCIL FINANCE COMMITTEE:

That there be an appropriation of 30.5% of the City's Public Employment Program Full Funding Grant of \$523,700 to the Torrance Unified School District.

22. City Council
October 5, 1971

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

School Board President Stanley Dunn expressed their gratitude for this action by the Council.

An anticipated additional sum in the amount of approximately \$150,000 was reported by Personnel Manager Gregory -- this sum would be available under another section of this program and appropriate application has been made.

COMMUNITY AFFAIRS:

25. NAME CHANGE - YOUTH WELFARE COMMISSION.

RECOMMENDATION OF YOUTH WELFARE COMMISSION:

That the name of the Youth Welfare Commission be changed to YOUTH COMMISSION, with Youth Services as an alternate name.

MOTION: Councilman Johnson moved to concur with the above recommendation of the Commission. His motion was seconded by Councilman Wilson.

A SUBSTITUTE MOTION was offered by Councilman Uerkwitz: That the Commission name be YOUTH SERVICES COMMISSION, and was seconded by Councilman Surber.

Commission Chairman Harold Smith was present to advise the Council of the extensive deliberations prior to the above recommendation, it being generally felt that the word "Services" would have the same misleading effect as "Welfare" has in the past.

The substitute motion, for Youth Services Commission, failed to carry, as follows:

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

The first vote on the main motion, for Youth Commission, was as follows:

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

In view of the nameless outcome, discussion resumed, resulting in change of votes by Councilmen Brewster and Sciarrotta in favor of YOUTH COMMISSION. So be it, by a vote of 5-2.

26. SISTER-CITY COMMITTEE to initiate proceedings to accomplish an official affiliation between Torrance and Hashiwa City, Japan.

Withdrawn from agenda.

SECOND READING ORDINANCES:

27. ORDINANCE NO. 2269 re: Zone Change 71-12 (Chris Sorensen)

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 adoption of Ordinance No. 2269 at its second and final reading. His motion was seconded by Councilman Johnson.

Prior to roll call vote, Mrs. Susan Drobish, 3624 Michelle Drive, commented that she has been trying to ascertain the legal controls offered by a Precise Plan, and recommended that the Precise Plan in this case accompany the second reading of the ordinance so that the proposed development would be clear to all.

It was the opinion of Councilman Brewster that Mrs. Drobish's suggestion contained considerable merit, and it was Mr. Brewster's recommendation that in the meantime while awaiting the Precise Plan there would be time to review the basic zoning ordinance with regard to density control.

Councilman Surber thereupon MOVED to defer the subject second reading until the proponent comes in with a Precise Plan -- or for denial. (There was no formal second to this proposed substitute motion.)

Discussion returned to the Precise Plan controls related both to this area and other areas in the City, it being noted that there can be no building without Precise Plan approval. It was pointed out by City Attorney Remelmeyer that his department and the Planning Department will be back in the near future with several types of density control ordinances which would affect the subject Precise Plan on this property.

Mrs. Pearl Voight, 20324 Eastwood Avenue, expressed her opposition to high density, and presented photographs of her property and the effect of the proposed development to her residence -- she also indicated concurrence with Mrs. Drobish's statements.

The motion to adopt Ordinance No. 2269 carried, with roll call vote as follows:

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

Noted by Councilman Sciarrotta was a recent article in the Los Angeles Sunday Times regarding Council action on this matter wherein the facts, as presented, were true but the article did not contain all the facts -- specifically noted were the speakers at that meeting who had worked, along with Council and Staff representatives, for the past four years in this matter who complimented the Council on what had been accomplished, a fact which was omitted from the Times article.

* * * *

Vernon W. Coil

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

Ken Miller

Mayor of the City of Torrance

NONCONTROVERSIAL ITEMS:28. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED ITEMS:

1. \$401.29 to Johnson Stationers of Torrance for seven office chairs as requested by the Police Department as replacements.
2. \$390.00 to Oranco Supply Company for miscellaneous sprinkler system pipe, fittings and valving as requested by the Park Department for installation on the Sepulveda Boulevard parkway west of Ocean Avenue.
3. \$695.52 to Oranco Supply Company for one only backflow prevention device as requested by the Park Department to be used on Torrance Boulevard to comply with Health Department directive.
4. \$1000.00 to 3M Business Products for an annual contract to supply electrostatic copy paper for the 3M copier (in accordance with the State of California pricing schedule) as requested by the Fire and Airport Departments who have 3M copiers. Paper to be delivered on an "as needed" basis.
5. \$2498.56 to Western Fire Equipment Company for miscellaneous fire fighting hose nozzles, couplings, valves, fittings and adapters as requested by the Fire Department for use in their operations.
6. \$1126.13 to Signal Oil Company for an annual contract to supply six drums of heavy duty Hancock motor oil as requested by the Fire Department for use in City Fire Engines to be used on an "as needed" basis.
7. \$1298.06 to James Jones Company for 275 various size water pipe couplings and water valves as requested by the Water Department for stock.
8. \$1397.55 to Western Water Works for 100 only 3/4" water branch valve assemblies as requested by the Water Department for stock.
9. \$1659.68 to 3M Company-Reflective Products Division for 486 reflective street name sign faces and assorted reflective letters and numbers as requested by the Traffic and Lighting Department to identify City streets using reflective material.
10. \$543.48 to Safeway Sign Company for 24 only traffic control signs and 100 mounting posts as requested by the Traffic and Lighting Department as replacements for traffic control items.

11. \$693.00 to Industrial Wholesale Electric for twelve only mercury lamp ballasts by "Sola" as requested by the Traffic and Lighting Department as replacement ballasts.
12. \$1033.58 to Superior Wholesale Electric for 12 only 400-watt Jefferson Mercury lamp ballasts as requested by the Traffic and Lighting Department as replacement items.
13. \$5901.55 to Franklin Square-Mayfair of California for the renewal of a large listing of periodical subscriptions.
14. \$756.00 to Columbia Ribbon and Carbon Pacific, Inc. for 20,000 continuous form ditto masters as requested by the City Librarian for use in the printing of library title, author and subject catalogues used by Library patrons.
15. \$493.50 to Rowman and Littlefield for 130 adult books.
16. \$1549.12 to Campbell & Hall c/o Harry R. Wilson for 175 adult books.
17. \$571.54 to Asplundh Equipment Company for various Kwik Kut pneumatic saw repair parts as requested by the City Garage.
18. \$997.50 to S & J Chevrolet for one rebuilt Allison transmission as requested by the City Garage as a replacement item.
19. \$371.15 to Chain Drive, Inc. for 35 only self-aligning bearings as requested by the City Garage for stock.
20. On September 21, 1971 Council was requested to approve an expenditure of \$687.29 to International Harvester Company as 50% of the replacement cost of a 1971 Rubbish Truck engine which had failed due to a "cracked block" condition. International Harvester had agreed to pay 50% of the replacement cost even though the truck was out of warranty. All of the facts presented to Council were correct EXCEPT the age of the truck. Purchasing should have identified the truck as a 1969 Rubbish Truck with an International engine which had been in continuous service over two years. The block obviously was not cracked when we received it or we would have had some troubles long before now. The cracking of an engine block can be caused by several ways but generally it is due to "overheating" of the engine. We feel this is the case with this engine even though we cannot identify any specific instance of overheating. One occurrence of overheating could have happened in the field and not be reported by the City crews. (The problem then could have temporarily been corrected by adding water to the engine at that time.) In this case, it is our judgment that the International Harvester Company is being most equitable in reimbursing us after this period of time for 50% of the replacement cost.

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B. REIMBURSABLE ITEMS:

- 21. \$2320.50 to Union Ice Company, Norm Peterson, for 65 tons of snow as requested by the Recreation Department for use in their ski program "as required". The City is reimbursed for this expenditure via fees collected from class participants.
- 22. \$396.90 to Hersey Products Company for one only 3" Hersey water meter as requested by the Water Department for installation at the K-Mart Store. The City has already been reimbursed for this expenditure.
- 23. \$534.01 to Park Son, Inc. for two only 10" and 6" water valves and 1 only 8"x6" tapping sleeve as requested by the Water Department for installation at the Kingsbacher-Murphy and Shamrock Apartments. The City has already been reimbursed for this expenditure.

29. RELEASE OF SUBDIVISION BONDS - TRACT NO. 28575.

SUBDIVIDER: Jewel Land Company (C.N. Cake)
 Pacific Employers Ins. Co. - Bond No.01-B87133 - \$1,841.50
 Pacific Employers Ins. Co. - Bond No.01-B87095 - \$33,884.00
 Pacific Employers Ins. Co. - Bond No.01-B87096 - \$55,504.00
 American Motorists Ins. Co. - Bond No.4-SM-156-564 \$280,00.00

RECOMMENDATION OF CITY ENGINEER:
 That subject bonds be released.

30. RELEASE OF SUBDIVISION BOND - TRACT NO. 26484.

SUBDIVIDER: Don Wilson Builders
 Bonding Co.: General Insurance Company of America.
 Bond No. 584496 - \$3,500.

RECOMMENDATION OF CITY ENGINEER:
 That subject bond be released.

31. RELEASE OF OIL WELL BOND #231022.

RECOMMENDATION OF LICENSE SUPERVISOR:
 That oil well bond #231022 be terminated.

32. PURCHASE OF PARCEL "B" IN CONDEMNATION ACTION CITY VS. LABATE (SUR LA BREA PARK)

RECOMMENDATION OF CITY ATTORNEY:
 That Council approve the subject settle the subject settlement and direct that said monies be paid therefor. (The money has already been appropriated.)

33. RENEWAL OF BUS LEASE TIRE AGREEMENT - B.F. Goodrich Company 1971-1972 Fiscal Year.

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR/TRANSIT OPERATION SUPERVISOR. That Council approve the renewing of the existing lease-tire contract for an additional

one-year period at the mileage rate of \$.00923 per bus mile (six tires) which is subject to minor variation based on a periodic check of mileage experience with Torrance buses. This rate is subject to change due to changes of the "average hourly wage rate" (after expiration of the Presidential price freeze) as experienced by the B.F. Goodrich Tire Company which is reviewed every six months.

34. CLOSURE OF SERVICE ROAD AT PACIFIC COAST HIGHWAY AND CALLE MAYOR (Job No. 72102) - AWARD OF CONTRACT.

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to G.W. Shore Construction Company and all other bids be rejected.

(This project is financed by \$25,000.00 appropriated July 6, 1971 from Section 2106 State Gas Tax Funds.)

35. SANITARY SEWER, STORM DRAINS AND CATCH BASIN (JOBS NOS. 65031, 72007, AND 83002) - NOTICE OF COMPLETION.

RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted;
2. That final payment be made to the Contractor, G.W. Shore Construction Company;
3. That \$300 be appropriated from the Sewer Revolving Fund for Job No. 65031; and
4. That \$300 be appropriated from the Drainage Improvement Fund for Job No. 72007.

36. STORM DRAIN FOR LOS ARBOLES PARK TO NEWTON STREET.

RECOMMENDATION OF DIRECTOR OF RECREATION/CITY ENGINEER:

1. That \$9,500 be appropriated from the Drainage Improvement Fund for storm drain construction per subject sketch; and
2. That the City Attorney be instructed to acquire the easement necessary for the construction.

36A. Los Arboles Park Slope Protection - Page 30.

37. CLAIM of Charles K. Davis for property damages.

RECOMMENDATION OF CITY CLERK:

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

** It was the request of City Manager Ferraro that Item #6 on Item #28 be deleted in that correction is needed.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #28 (item #6 deleted), 29,30,31,32,33,34, 35,36, and #37. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

38. ZC 71-13 - Heard earlier in the meeting.

ADDENDA ITEMS:

39. TORRANCE POLICE OFFICERS ASSOCIATION ORDINANCE.

ORDINANCE NO. 2285

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXTENDING THE LIFE OF PART VIII OF CHAPTER 7, DIVISION 1, OF THE TORRANCE MUNICIPAL CODE.

Councilman Surber moved for the adoption of Emergency Ordinance No. 2285 at its first and only reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

Noted at this point in the meeting:

36A. LOS ARBOLES PARK SLOPE PROTECTION.

RECOMMENDATION OF PARK FOREMAN:

That Council appropriate \$4,000 to cover the cost of installing a sprinkler system and appropriate ground cover to stabilize the slope and prevent another catastrophe as occurred last year.

MOTION: Councilman Sciarrotta moved to appropriate the above requested \$4,000. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

In view of the late hour, it was agreed to forego Oral Communications, with one exception:
requested

40. Councilman Brewster/that the Victor Precinct Ad Hoc Committee be granted a two-week extension of time in order to complete their study. There were no objections, and it was so ordered.

* * * * *

At 11:00 P.M. Councilman Sciarrotta moved to recess for a Personnel/Executive Session. The motion was seconded by Councilman Johnson, and approval was unanimous. Mayor Miller announced that the Council would return to formally adjourn, but that no further business would be conducted.

At 12:20 A.M. Councilman Wilson moved to adjourn to 6 PM, October 12th; motion seconded by Councilman Brewster, and roll call vote was unanimously favorable.

* * * * *

Ava Cripe
Minute Secretary

Ava Cripe

Mayor of the City of Torrance

30.

City Council
October 5, 1971

Vernon W. Coil

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