

I N D E XCity Council - October 26, 1971

<u>SUBJECT:</u>	<u>PAGE</u>
<u>OPENING CEREMONIES:</u>	
1. Call to Order	1
2. Roll Call	1
3. Flag Salute	1
4. Invocation	1
<u>STANDARD MOTIONS:</u>	
5. Approval of Minutes	1
6. Approval of Demands	1
7. Motion to Waive Further Reading	1
8. Council Committee Meetings	2
<u>COMMENDATIONS:</u>	
9. Resolution No. 71-215 commending PPG Industries	2
<u>PROCLAMATIONS:</u>	
10. Youth Appreciation Week	2
11. Cathy Week	2
<u>HEARINGS - PLANNING AND ZONING:</u>	
12. ZC 71-15, Torrance Planning Commission	3-12
12A. Amendment to the Master Plan of Victor Precinct	3-12
12B. Report on Apartment Development Standards	12
12C. Report on Planning Objectives and Limitations on Zoning	12
13. Hearing on Appeal - CUP 71-43, John W. Gallareto and C.E. Hutton	13,14
<u>PLANNING AND ZONING MATTERS:</u>	
14. Ordinance No. 2287 re: ZC 71-16	15
15. Communication from Planning Commission re: Civic Center Master Plan	15
<u>STREETS AND SIDEWALKS:</u>	
16. Resolution No. 71-216 re: Agreement for Western Avenue Improvement	16
<u>SEWERS AND DRAINAGE:</u>	
17. Sewer Reimbursement District No. 91	16
<u>REAL PROPERTY:</u>	
18. Communication regarding Proposed Park Sites	16
<u>TRAFFIC AND LIGHTING:</u>	
19. Petition to close 240th Street	16,17
<u>FISCAL MATTERS:</u>	
20. Ordinance No. 2288 re: New Schedule of License Fees	17
21. Additional Insurance Cost re: car allowance	17
<u>PARK AND RECREATION:</u>	
22. Resolution No. 71-217 re: Los Arboles Park Slope Protection	18
<u>POLICE OPERATIONS:</u>	
23. Implementation of Helicopter Patrol	18
<u>ITEMS NOT OTHERWISE CLASSIFIED:</u>	
24. Attendance at Training Course for Prosecuting Attorney	18,19
<u>COMMUNITY AFFAIRS:</u>	
25. Park, Recreation and Community Development Committee Request for Personnel Session	19
<u>SECOND READING ORDINANCE:</u>	
26. Ordinance No. 2286	19

<u>SUBJECT:</u>	<u>PAGE</u>
<u>NONCONTROVERSIAL ITEMS:</u>	
27. Expenditures over \$300	19,20
28. Bids on Carpeting - Southeast Torrance Library	21
29. Request for Transfer of Funds - Southeast Torrance Library	21
30. Claim of William N. Thomas	21
31. Claim of Nancy J. Gravelot	21
<u>ADDENDUM ITEM:</u>	
32. Construction of Curb, Gutter and Sidewalks - 233rd Street	22,23
<u>ORAL COMMUNICATIONS:</u>	
33. City Manager Ferraro re: "agenda control system" (12:20 A.M.)	23
34. Councilman Uerkwitz re; signal dedications	23
35. Mrs. Marsha Gaines re: relief from moratorium	23
36. Mrs. Ethel Kovach re: commemorative coins	23

Adjourned at 1:15 A.M.

* * * * *

October 26, 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 26, 1971, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present were Councilmen Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

Also present: City Manager Ferraro, Assistant City Manager Scharfman, Sr. Deputy Attorney McNary, Deputy Attorney Allen, City Clerk Coil, and City Treasurer Rupert.

3. FLAG SALUTE:

At the request of Mayor Miller, Mr. Dan Walker, Torrance Area Chamber of Commerce, led in the salute to the flag.

4. INVOCATION:

The Reverend Ron Bolt, Pacific View Baptist Church, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of October 12, 1971 be approved as recorded. His motion was seconded by Councilman Wilson, 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 Brewster, 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 Sciarrotta, and roll call vote was unanimously favorable.

1. City Council
October 26, 1971

8. COUNCIL COMMITTEE MEETINGS:

Public Works:

Met this date re: Civic Center Master Plan.

Victor Precinct Ad Hoc Committee:

The separate minority reports of this committee are before the Council at this time.

Park, Recreation, and Community Development:

Proposed members for the Oil Board will be reviewed in Personnel Session later this evening.

It was noted by Councilman Uerkwitz that the South Bay Councilmen's Association will meet on October 28th re: the realignment of this Association.

COMMENDATIONS:

- 9. RESOLUTION commending the Torrance Plant of PPG Industries, Coatings and Resins Division.

RESOLUTION NO. 71-215

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE COMMENDING THE TORRANCE PLANT OF PPG INDUSTRIES' COATINGS & RESINS DIVISION FOR ITS DECISIVE ACTION TAKEN TO CONTROL INDUSTRIAL POLLUTANTS AND CONGRATULATING PPG ON BEING CHOSEN BY THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY AS A MODEL FOR STANDARDS FOR ALL NEW PAINT CONSTRUCTION THROUGHOUT THE ENTIRE COUNTRY.

Councilman Wilson moved for the adoption of Resolution No. 71-215. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable. (Subject resolution to be permaplaqued).

PROCLAMATIONS:

- 10. YOUTH APPRECIATION WEEK - November 8-14, 1971.
- 11. CATHY WEEK (Community Assistance to Homeless Youngsters) - October 31 to November 6, 1971.

So proclaimed by Mayor Miller.

* * * *

HEARINGS - PLANNING AND ZONING:

(Considered together:)

12. READVERTISED HEARING - ZC 71-15, TORRANCE PLANNING COMMISSION.
Change of zone from R-3 and M-1 to any and all zones on property bordered by Anza Avenue, Hawthorne Boulevard, Torrance Boulevard and Del Amo Boulevard.
- 12A. AMENDMENT TO THE MASTER PLAN OF THE VICTOR PRECINCT,
Torrance Planning Commission.

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 agenda items 12 and 12A, requesting that Staff first make its presentation, with other speakers to follow.

Planning Associate Busse obliged with the Staff presentation, followed by verbatim recitation of each of the minority reports of the Victor Precinct Ad Hoc Committee by its members who recommended as follows:

Councilman Brewster - "That Council reaffirm its earlier action to rezone current M-1 lands to M-L, with M-1 (PP) overlay, and that the currently vacant R-3 zoned properties be rezoned to M-L, with no overlay, which would allow M-1 uses adjacent to existing R-3 structures."

Councilman Uerkwitz: "Therefore, I urge you to consider Alternative #2, suggested in the Planning Department report. I understand that rezoning R-3 to RTH will prove disadvantageous to some of the developers and owners of R-3 property; however, I feel that some action is imperative to the integrity of this area of the City."

Councilman Wilson: "...I feel that a reasonable compromise which would be equitable to all parties involved, would be to retain the existing zoning subject to a precise plan overlay. The specific intent would be that the R-3 zoned properties would be permitted to develop in apartments but only in conformance with the reduced density and development standards proposed by the Planning Department."

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

Representing Ogo Associates, Mr. Robert Klein first stated that they perhaps will suffer the least financial loss in this situation in that they have not actually bought the land but have it under an option agreement, in the event the zone is changed -- he also predicted many law suits for the City as well, with such zone change.

The residents proposed for the Ogo development were then described by Mr. Klein: the low middle-class, the young working family; the minimum income entrance requirement would be

13

\$7,000, maximum, about \$12,000 -- specifically noted by Mr. Klein was the fact that young civil servants, young policemen, who cannot afford a home must have some assistance if they are to have decent, good quality apartment living.

The acceptance of such assistance by the City of Torrance was pointed out by Mr. Klein in that there are 234, 203, and 213 Projects in this City, as well as the well accepted, time honored VA and FHA loans.

Mr. Klein then indicated the willingness of Ogo Associates that a board be set up by the City to assist in qualifying tenants, according to Housing rules. He reaffirmed that this is not "public housing", with a price of \$20,000 per unit, some \$4,000 per unit above the median cost of apartment units in Torrance -- for many people \$20,000 is as much as they can ever afford for a single family home. Further, 25% of all housing in this nation is federally assisted; 20% of all new housing projects this year were either 235 or 236 projects.

Continuing, Mr. Klein stated that R-3 development in this area correctly needs a park, and suggested an alternative plan involving the 5 acres owned by Mr. Dan Butcher, adjacent to the Ogo property, and the indication by Mr. Butcher, in recognition of the extreme need for park land, that he would be willing to sell that parcel to the City, with absolutely no money on the City's part for the first twenty-four months; additionally, such a park could be financed with an open space grant, and would rate a high priority next to a 236 development. The City's 20% share of an open space grant would be financed by all three developers (Ogo, Butcher, Larwin), such money to be placed in trust -- some \$120,000, the City's share, would be so treated as an offset against the bedroom tax, with a substantial amount of money generated from these units in the bedroom tax remaining after such offset.

In conclusion, Mr. Klein stated that the above represents immediate financing for a park, minus the usual problems surrounding federal money -- adding that they cannot build RTH in this area in view of the price of the land, and that what is proposed will "seal in" a good step down, proper area R-3 development, which will serve a class of people in need of being served, people with incomes between \$7,000 and \$12,000, and could serve as a demonstration project.

Questioned by Councilman Surber was whether or not a 10% builder's profit is guaranteed by the government -- Mr. Klein responded that there is a builder's and sponsor's profit and risk, which is basically a 2% to 3% overhead allowance and a 7% profit allowance.

Next questioned by Councilman Surber was whether or not this development would be strictly for Torrance residents, to which Mr. Klein replied that, based on experience, 85% of all the people for 236 projects in the Los Angeles Basin have come

from within five miles, and 95% from within ten miles -- it was added by Mr. Klein that the project was designed to serve the people in Torrance, and only a handful of people would be expected from an outside area.

The next question posed by Councilman Surber: is it legal and customary for the federal government to intimidate City officials by threatening to withhold federal money on other projects if one of the programs is not accepted? Mr. Klein indicated that he could not speak for the Department of Housing and Urban Development, but current reports indicate that every city in California is being asked to propose a housing element -- cities providing such a housing element that takes care of all income levels within the city itself are given a high priority in all grants.

Mrs. Don Mosier, 1617 Cravens Avenue, stated that she was on the original planning board for the South Bay Junior Academy, and outlined their financial difficulties and needs -- the original thought in purchasing their land was to expand into a senior high school. The accomplishments of Seventh Day Adventists' school in producing professional men and women was also note by Mrs. Mosier; it was her request that the Council not change the present zoning -- to do so would make needed sale of the land impossible.

The next speaker was Mr. Ben Kaufman, 429 Calle Mayor, who stated that he is the owner of property in the subject area, and reviewed the varying opinions as to the "highest and best use of the land" -- there is a need for expertise in decisions pertaining to Victor Precinct, and professionals should be sought from the outside. Doctors' opinions should be sought as well, in Mr. Kaufman's opinion, since hydrocarbons will result with M-1 development and could cause physical damage to school children.

Mr. Earl Gandrell, 20520 Amie Avenue, referred to the traffic problems increased over the last nine years, and reiterated his opposition to high density apartments, citing undesirable developments throughout the City.

On behalf of the Victor Homeowners Association, Dr. Howard Laitin, 4916 White Court, presented their request that the Council rezone the currently vacant R-3 parcels in the East Victor Precinct to more appropriate uses. The findings of this organization were detailed in their October 26th communication to the Council (a matter of record) -- there was further clarification by way of a slide presentation by Dr. Laitin.

* * * * *

The hour being 8:45 P.M., a 5-minute recess was ordered by Mayor Miller.

* * * * *

Mr. Dale Cushman, 4806 Carmelynn, recalled past considerations of the zoning for the Victor Precinct, with particular concern for open space -- also noted by Mr. Cushman was the fact that the M-L zone will permit reasonably attractive buildings, landscaped parking lots, with low height limits for the buildings. It is Mr. Cushman's opinion that the area has some potential for M-L development, and otherwise favors low density development such as RTH or R-1.

Representing the Delthorne Homeowners Association, Mrs. Susan Drobish, 3624 Michelle Drive, stated that their area is now realizing the effects of high density apartment development, reflected in its high crime rate and general deterioration of the area. As has been stated, "it's too late for the Delthorne area", but it's not too late for the Victor area, Mrs. Drobish added, and while high density development has obvious financial advantages for the landowners and developers, it should be remembered that high density development is not in the best interest of the Victor nor Torrance residents.

Mr. Glen R. Watson, attorney representing the Larwin Development Company, reiterated his previously expressed opinions regarding the subject zone change consideration -- noted by him was the fact that the present zoning has existed some nine years, with repeated approval and affirmation by the Council, and property has been purchased in reliance on this zoning -- further, the Larwin project is not government-financed or subsidized, such property representing a purchase price of approximately \$1,100,000, computed at approximately \$115,000 per acre.

It was the further comment of Mr. Watson that the Larwin Company entered into an escrow with the church on the northerly parcel on Del Amo, and have released \$20,000 from the escrow -- further, Larwin would have no alternative but to withdraw from the escrow if not permitted to go ahead and build in accordance with the R-3 zoning -- further expenditures by Larwin represent a few thousand dollars miscellaneous costs, approximately \$70,000 paid out of pocket in engineering and architects' fees, plans, working drawings, all of which have been processed through Torrance's Building Department.

Relative to the south parcel, Mr. Watson continued, there is approximately the same purchase price, with something in excess of \$100,000 in payments made on the property, it having been purchased and escrow closed, and another \$150,000 expended in engineering and architects' fees, etc. The out-of-pocket loss would represent some \$300,000, according to Mr. Watson, along with endless hours of manpower represented by Staff time.

Mr. Watson then referred to the proposed M-L zoning with the observation that large truck traffic would be generated by such zoning; ^{being} this his first experience of hearing neighborhood groups speak in favor of a nearby industrial area -- usually objections are voiced regarding truck traffic, danger to children, pollution from vehicle exhaust, noise control, and matters of this nature. As to the RTH zone, according to Mr. Watson, Larwin's analysis indicates that it cannot be built on land of this cost.

Mr. Watson then referred to the fact that mobile home parks may be placed in the RTH zone, and that a mobile home park is considered to be a means of holding land, with a small development cost, with State control. In his opinion RTH is fine in theory but it is unlikely that anybody would put it to work, not with townhouses, but perhaps some interim use as described.

In conclusion, Mr. Watson stated that this Council, with its variety of experiences, service to the community, and the conscientious approach taken to this problem, will, to the best of their ability, reconcile the conflicting viewpoints, the economic losses, the desire to develop life savings, the opposition of certain people and the support of other people. It was Mr. Watson's recommendation that necessary modifications be made to reduce some density, and to get in some open and recreational areas; reconcile and harmonize these things as best can be done, and "we are all for you".

Mr. Bill Provine, 4909 Spencer, stated that the Council has an obligation to do what is right for the City, noting that the revenues produced by any "R" development will not meet the expenditures necessary for City services; further, that the many good intentions still have not yet solved the need for recreation land for the approximately 3,000 people in this area with inadequate open space. There are further problems, according to Mr. Provine, in that the schools lack adequate funds and facilities, and R-3 development will only enhance this problem. The elimination of a broad base tax in an industrial area, one which will provide much more revenue than the property tax, should be of concern to all.

A communication from Mr. Salias Arias, 4011 Spencer, requesting that the R-3 zoning be allowed was presented by him and read aloud by City Clerk Coil.

Mr. Bob Stark, 4723 Asteria, suggested that consideration be given to the small area of land south of Spencer, which could be called "Butcher Park", and the purchase thereof, with the other part of the area being zoned RTH or M-L. Mr. Stark then quoted Governor Reagan: "The environment in its quality aspects is a dynamic system continually changing in time and place. No individual producer, land holder, private organization, nor government entity can acquire through purchase or zoning or other grant of occupancy or use a vested right for any operation or activity or to continue to operate at a given level in the State of California, if the result of such operation or activity were to adversely affect the State's environment or the quality of life. Day by day we are acquiring new knowledge -- further, our expectations regarding our quality of life are continually increasing. As additional knowledge is acquired, and as conditions change, all significant factors affecting operational practices and land use should be subject to periodic review to assure that we prevent mistakes which may be cumulative or irreversible, and correct, to the best of our ability, past mistakes. On the basis of these periodic reviews, each appropriate level of government should correct, upgrade, and revise zoning

standards and regulations as appropriate." Mr. Stark then pointed out the need to weigh the considerable information at hand and the statements made by the various interests -- homeowners, developers, the Chamber of Commerce, etc. -- the things of interest to the homeowners should be of primary interest to the Council, and the homeowners do not want R-3; the Planning Department does not want R-3; the Planning Commission does not want R-3; two out of three of the Ad Hoc Committee do not want R-3.

Representing the Seventh Day Adventist Church, Rev. Harold Cawkins, a minister of 28 years (not a land management expert) whose present responsibilities are coordinating the churches and the schools, with some involvement in medical facilities of the church, described the school operation as it relates to funds and property acquisition. Reverend Cawkins then stated that the first two parcels were purchased approximately ten years ago for a school in the City of Torrance -- they were not certain about the population growth and grades that might be needed at that time. It was ultimately determined that 10 grades would be appropriate, and, therefore, it was decided to sell part of this property, such sale being made three years ago and all but closed had it not been for the tight financial situation. Since that time, according to Reverend Cawkins, the church has been out in interest money on that investment approximately \$100,000.

Continuing, Reverend Cawkins stated that this was not land speculation -- the majority of this money was borrowed to purchase the original property; when it was determined to sell, the church put two pieces of property in escrow (one to sell Lot 39; second, to purchase Lot 27) as would have been done by anyone under the same circumstances. Reverend Cawkins added that Lot 27 was acquired only with the understanding that they had R-3 zoning on Lot 39 and could sell it. There is now a second sale which should have closed this summer; it is their hope and prayer that this sale will not fail -- failure would mean dire consequences to the church, and the school will find itself in an unfortunate economic position.

In conclusion, Reverend Cawkins requested that the Council give particular consideration to this one property which involves the future of the church.

Mrs. James Deener, 20552 Mansel Avenue, referred to the M-L zoning presently contemplated, and requested that the Council bear in mind that residents will oppose future variances, and that they are specifically opposed to R-3 - now, in the future, past, any time whatever. Mrs. Deener then expressed gratitude for the vast amount of time and study of this matter, and the fine job done in trying to ascertain the facts relative to what is best for the City of Torrance.

The president of the Riviera Homeowners Association, Mr. Joe Clukey, expressed the Association's concern regarding the overall good for Torrance, and indicated their concurrence with the recommendation of the Victor Homeowners Association.

The Superintendent of Schools for the Seventh Day Adventist Schools, Mr. Paul Plummer stated that their schools are financed by contributions from their people, and are not financed by land speculation.

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

Council comments were invited by Mayor Miller.

Councilman Sciarrotta stated that he found the three different points of view of the Ad Hoc Committee most interesting--this indicates the independent thinking and conscientious work done by members of this Council. As a result of action taken tonight, some people will be losers and even hurt -- to vote against the land speculators, developers, and builders, will see their big dreams and enormous profits vanish -- if the Council decides against the wishes of the citizenry, especially those living in the area, they, too, will see that their fight has been lost and perhaps suffer for a time even unbearable agony. Therefore, Councilman Sciarrotta concluded, it is a matter of property rights vs human rights -- his conscience tells him that he should favor the voice of the people and place human rights above those of property rights.

The Ad Hoc Committee was complimented by Councilman Johnson, as were the people present for their excellent job in the pro and con presentations. Mr. Johnson stated that he has heard nothing at this meeting that would tend to change his mind and his vote with respect to rezoning to M-L with M-1 Precise Plan Overlay -- it was specifically pointed out that his reference is to the ordinance which had its first reading.

Councilman Surber joined in complimenting the Ad Hoc Committee for their efforts; also complimented were the people involved, especially Dr. Laitin, as was Staff for its research in determining that he and Councilman Sciarrotta can legally vote on this matter -- it is very important that there be a 7-man vote in this vital issue. Mr. Surber added that he has availed himself of all pertinent material and has listened to the tapes of the meetings from which he was absent.

Continuing, Councilman Surber stated his conclusion that several people are going to be hurt, there being substantial sums of money involved, and added that he is most impressed with the fact that those people talking about losses have something to gain -- Councilman Surber is concerned about the people who are going to be here after these things have gone down, the people who will be living there and paying taxes when the developers are long gone. Mr. Surber reiterated his gratitude for the vast information provided by interested parties which make his decision an easy one.

Mayor Miller indicated concurrence with the report of Councilman Brewster, and recalled when this property was industrial in 1963 as well as his opposition to rezoning at that time -- it

119

was his feeling then that there were problems of control in this community -- control of people and moving them about -- and what will happen in ten years? His concern appears to be coming true, the Mayor continued; nothing has really changed; the problem has only compounded, and there will be no improvement until the Council takes the responsibility for such control. The integrity of this property was destroyed in 1963 when it was all industry, Mayor Miller added, with people coming in and agreeing to annexation on the basis that this would be all industrial development -- some of those people still own this property.

It was the further statement of Mayor Miller that his vote remains the same today as it did then -- the idea of allowing R-3 development in the subject area, or any other large segment of land in Torrance, is inconceivable -- the suggestion that commercial sales and sales tax would be hurt is unimpressive to him; there are 136,000 people in this community, and the stores being constructed are for the South Bay to cater to approximately one million people, not just to Torrance -- therefore, if other cities wish to develop with high-rise apartments, let them do so, and if they wish to come to Torrance to shop, so be it.

Continuing, Mayor Miller stated that Torrance is the city which helped create the commercial usage -- investors with great foresight came to Torrance which had much to offer -- geographically, its location at the hub of the South Bay, etc. -- and the further fact that approximately 25% of the entire budget for the City is derived from sales tax, and is a revenue which will continue -- there is no curtailment of commercial development in this community.

The Mayor then directed a question to Deputy Attorney Allen: "If we rezone this property, are we doing anything illegal?" Mr. Allen responded that if the Council feels it is in the best interest of the public and the City of Torrance, and the evidence presented is convincing, the rezoning will be legal. Mayor Miller then stated that he considers rezoning in the best interest of Torrance.

This is not the first time property has been rezoned, Mayor Miller continued; there have been other rezonings of other properties in this community throughout the years minus this hue and cry; he is convinced rezoning is best for the City.

Mayor Miller next stated that this matter is not one of a single issue, such as Cgo, the church development, etc. -- these are basically side issues, with the money cost acknowledged -- but there must be consideration of the community twenty-five years from now and the problems that will need to be faced. One cannot vote for considerable R-3 development and be against freeways.

Industrial use of the subject property, according to Mayor Miller, will be of great advantage -- at least it is an attempt, once and for all, to establish it as an industrial complex, as was done on Maricopa Street in spite of the dismal predictions.

RTH zoning must be ruled out, in the opinion of the Mayor, for the simple reason that the land owners have indicated opposition to such zoning, and would not, therefore, so develop, with the ultimate result in a few years that there will be pressure to return to the R-3 and will only have to be done all over again.

In conclusion, Mayor Miller complimented all involved in this consideration for the courtesy exhibited in a very emotional situation, and expressed appreciation for the good taste that has prevailed.

It was the recommendation of Councilman Johnson that the previously approved zoning, per the first reading of Ordinance No. 2272, be retained.

It was confirmed by Deputy Attorney Allen that the second reading of Ordinance No. 2272 would be in order at this time. Mayor Miller thereupon directed City Clerk Coil to present same for its second reading.

ORDINANCE NO. 2272

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

(Torrance Planning Commission Zoning Case No. 71-15)

Councilman Johnson moved for the adoption of Ordinance No. 2272 at its second and final reading. His motion was seconded by Councilman Surber, and carried, with roll call vote as follows:

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

It was the comment of Councilman Uerkwitz, relative to his "no" vote, that it does not endorse high density, but is based on documents submitted in the City's report which made him think the RTH zone would be more appropriate.

There was a further comment by Mayor Miller to the effect that there are certain areas in this community which will be rezoned to R-3, or will be developed R-3, and it could be that he would not vote against subsequent R-3 requests but his approval would only be in cases of need and necessity where the property cannot logically be otherwise developed.

As chairman of the Ad Hoc Committee, it was the comment of Councilman Brewster that the committee, through many sessions, very much appreciated the attitude and professional conduct of all parties participating in these meetings -- as was the meeting tonight a most pleasant experience with regard to the committee

11. City Council
October 26, 1971

process on a most difficult problem.-- one of the most difficult ever faced by him, and he is grateful to those who made it possible to conduct those meetings in that fashion.

Council action on Item 12A was as follows:

MOTION: Councilman Brewster moved to amend the Master Plan of the Victor Precinct to reflect the zoning adopted this date by Ordinance No. 2272. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

(Councilman Uerkwitz commented that his vote must be "yes" in that the majority rules, and a "no" vote would accomplish nothing.)

* * * * *

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

* * * * *

12B. REPORT ON APARTMENT DEVELOPMENT STANDARDS.

12C. REPORT ON PLANNING OBJECTIVES AND LIMITATIONS ON ZONING.

RECOMMENDATION OF PLANNING DIRECTOR:

That this matter be referred to the Planning Commission for analysis and recommendations and back to the Council for adoption.

MOTION: Councilman Wilson moved to concur with the above recommendation of the Planning Director. His motion was seconded by Councilman Sciarrotta, and there were no objections.

* * * * *

13. HEARING ON APPEAL - CUP 71-43, JOHN W. GALLARETO AND C.E. HUTTON. Appeal of certain conditions of approval imposed by the Planning Commission for a proposed restaurant at the southwest corner of Hickory Avenue and Sepulveda Boulevard.
APPROVED BY THE PLANNING COMMISSION SUBJECT TO CONDITIONS.

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.

Staff presentation was made by Planning Director Shartle, following which the proponents' representative, Attorney Don Hitchcock, 21515 Hawthorne Boulevard, stated that the proposed project appears compatible and acceptable to the community, and offered the following comments: the developer will do the rear planter in whatever manner desired by the Council and the neighbors, including trees along the southerly boundary but on the north side of the fence, if desired; the 5-foot fence is also acceptable to the developer. However, access to Hickory Avenue is vital, it now being recognized that a revision in plans in this regard is necessary, and approval of a southwest opening on Hickory Avenue is requested, an arrangement approved by both the Planning Department and the Traffic and Lighting Department.

Representing the Southwood Sun Ray Homeowners Association, Mr. Bob Hester, 22714 Fern Avenue, presented a petition signed by a majority of these homeowners requesting that the Council concur with Planning Commission recommendations -- access from this tract has been a long standing problem, and access to Hickory Avenue in this case would greatly enhance that problem.

It was the suggestion of City Traffic Engineer Horkay that the access problem might be somewhat alleviated by placing a condition that the proponent participate in the installation of a traffic signal at this location.

Mr. Al Gallucio, 2776 - 225th Street, stated his preference for the 5 ft. fence to protect the residential area from car lights -- further, any access to Hickory will only add to the existing heavy traffic in this area; entry to this restaurant should be from Sepulveda for the safety of the tract.

It was the suggestion of Councilman Brewster that consideration be given to an exchange of access easements with the property west of the subject property, which would provide a common driveway and parking arrangement for all commercial development to the west along Sepulveda Boulevard -- this might prove preferable to access to Hickory Avenue. The considerable merit of this suggestion was acknowledged by Messrs. Shartle and Horkay.

Next to speak was Mr. Frank Yancey, 2719 - 225th Street, on behalf of the Southwood Sun Ray Homeowners Association, who inquired whether or not a lot split was required in the subject case -- he

was advised by City Engineer Weaver that a lot split is required. It was then Mr. Yancey's recommendation that there be a Precise Plan requirement, and Planning Director Shartle indicated that this likely would be a Planning Department requirement. The present traffic congestion in the vicinity of the Automobile Club was also pointed out by Mr. Yancey who felt the same thing would happen in this case by allowing access to Hickory.

Councilman Brewster stated his understanding that other restaurant development is contemplated in this area -- this would appear to be valuable property along Sepulveda, with a good possibility for integration of the lots, and it would seem appropriate to request the Planning Commission to study re: a Precise Plan control on such property, and to ask the Traffic Commission for a circulation pattern. In the subject case, in Mr. Brewster's opinion, perhaps there could be temporary access to Hickory in the interim, with the understanding that it would be closed off when the total plan was developed properly.

Discussion was then directed to the aforementioned signalization, as well as the matter of cross easements, and it was the consensus of the Council that this matter should be held in order to review these possibilities -- such review to be with Staff, the proponents, and the residents. It was the suggestion of Councilman Surber that the businesses presently located in this area be contacted relative to a signal since they would benefit as well.

Speaking at this time was Mr. Kenneth Knott, 2780 Sepulveda, who stated that he is the property owner at 2780 Sepulveda and that a traffic light would be a definite advantage but would represent financial hardship for him. Mr. Knott would not favor "no parking" on Hickory, but would not protest parking on one side of the street only, which might alleviate the problem.

Mr. Gene McGrew, 22617 Iris, noted that few traffic problems seem to be presented at the ice cream parlor at night and during the weekends, with egress on to Sepulveda -- why is there such a problem in this case? Mr. McGrew is also opposed to access on Hickory, in view of the existing traffic problems in the vicinity of Hickory and Sepulveda.

The president of the Marble Estates Homeowners Association, Mr. Henry Nowicki, joined with the Sun Ray Association in their opposition -- traffic onto Hickory should be discouraged. Mr. Nowicki is of the opinion that Councilman Brewster's plan should be further evaluated; this would result in an overall plan for the entire area.

MOTION: Councilman Sciarrotta moved that the subject matter be referred to the Public Works Committee for study and recommendation, to be returned to the Council in two weeks. The motion was seconded by Councilman Wilson; there were no objections, and it was so ordered.

* * * *

The hour being 11:25 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable. The Council returned to its agenda at 11:26 P.M.

* * * *

Councilman Brewster returned to agenda item #14 to request that the Planning Commission be instructed to study that area for possible Precise Plan zoning on it; there were no objections, and it was so ordered.

* * * *

PLANNING AND ZONING MATTERS:

14. ORDINANCE re: ZC 71-16.

ORDINANCE NO. 2287

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 NORTH SIDE OF ARTESIA BOULEVARD, WESTERLY OF GRAMERCY PLACE, AND DESCRIBED IN ZONE CHANGE 71-16.

(Clara B. Boldur (Verburg))

Councilman Wilson moved for the approval of Ordinance No. 2287 at its first reading. His motion was seconded by Councilman Uerkwitz, and carried, with roll call vote as follows:

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

15. COMMUNICATION FROM TORRANCE PLANNING COMMISSION REGARDING THE CIVIC CENTER MASTER PLAN.

RECOMMENDATION OF PLANNING COMMISSION:

That they go on record as encouraging the Council to support strict adherence to the original Master Plan, particularly referring to underground parking for the County Courthouse.

It was noted by Councilman Brewster that this is a matter presently before the Public Works Committee; he requested that this be referred to that committee. Councilman Uerkwitz so MOVED; his motion was seconded by Councilman Sciarrotta, and there were no objections.

15. City Council
October 26, 1971

STREETS AND SIDEWALKS:

16. RESOLUTION RE: AGREEMENT for Western Avenue Improvement from San Diego Freeway to 25th Street, San Pedro.

RESOLUTION NO. 71-216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST AN AGREEMENT BETWEEN THE CITY OF TORRANCE, THE STATE OF CALIFORNIA, THE COUNTY OF LOS ANGELES, THE CITY OF LOS ANGELES AND THE CITY OF LOMITA RELATING TO THE IMPROVEMENT OF WESTERN AVENUE.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-216. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

SEWERS AND DRAINAGE:

17. SEWER REIMBURSEMENT DISTRICT NO. 91.

RECOMMENDATION OF CITY ENGINEER:

That the subject Sewer Reimbursement, with sewer connection fee indicated in communication of October 19th, be established.

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

REAL PROPERTY:

18. COMMUNICATION REGARDING PROPOSED PARK SITES -- East Victor Precinct, North Torrance, WALTERIA area.

MOTION: Councilman Uerkwitz moved that this matter be held until the 1972-73 budget sessions. The motion was seconded by Mayor Miller, and approval was unanimous.

TRAFFIC AND LIGHTING:

19. PETITION TO CLOSE 240th Street.

The recommendations of the Traffic Commission and the Traffic and Lighting Department - and the differences thereof - were reviewed by the Council.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Traffic Commission, and his motion was seconded by Councilman Surber.

16. City Council
October 26, 1971

Discussion was then directed to the Traffic Commission recommended alley barricade vs. the Traffic and Lighting Department one-way street recommendation, which resulted in:

A SUBSTITUTE MOTION by Councilman Johnson to concur with the recommendation of the Traffic and Lighting Department; the motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

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

Councilman Surber commented on the serious need for widening of the subject alley.

FISCAL MATTERS:

20. ORDINANCE re: New Schedule of License Fees.

ORDINANCE NO. 2288

AN ORDINANCE OF THE CITY OF TORRANCE
REPEALING CHAPTER 2 AND CHAPTER 3 OF
DIVISION 3 AND OTHER SECTIONS OF THE
LICENSE TAX PROVISIONS OF THE TORRANCE
MUNICIPAL CODE AND ENACTING A NEW
CHAPTER 2 AND 3 AND AMENDING OTHER
SECTIONS, PROVIDING FOR A NEW SCHEDULE
OF LICENSE FEES.

Need for further review of the proposed fees by the Council Finance Committee was recommended by Councilman Wilson. Specifically noted by Councilman Johnson was Section 32.1.29 PROFESSIONS -- he questioned the authorization of such a tax and pointed out the need for further consideration and definition if such a tax is contemplated.

MOTION: Councilman Johnson moved for the approval of Ordinance No. 2288 at its first reading, with the deletion of Section 32.1.29, consideration of same to be referred to the Finance Committee. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

21. ADDITIONAL INSURANCE COST re: car allowance.

RECOMMENDATION OF CITY MANAGER:

That Council authorize an additional \$4 per month to be paid to employees who so desire to select a car allowance with the stipulation that such money be used for the insuring of the driver with increased liability insurance for the full protection of the City.

Councilman Uerkwitz was of the opinion that the above represented reimbursement twice and could not favor same. Councilman Surber suggested that a like arrangement for Councilmen be investigated.

MOTION: Councilman Surber moved to concur with the recommendation of the City Manager; the motion was seconded by Councilman Johnson, and carried, as follows: AYES: Councilmen Brewster, Johnson, Sciarrotta, Surber, Wilson, and Mayor Miller. NOES: Councilman Uerkwitz.

127

PARK AND RECREATION:

22. RESOLUTION re: Los Arboles Park Slope Protection.

RESOLUTION NO. 71-217

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT IN THE INTERESTS OF PUBLIC SAFETY WORK SHOULD PROCEED IMMEDIATELY BY CITY FORCES FOR THE INSTALLATION OF SPRINKLER SYSTEM AND APPROPRIATE GROUND COVER TO STABILIZE SLOPES IN LOS ARBOLES PARK.

Councilman Wilson moved for the adoption of Resolution No. 71-217, and his motion was seconded by Councilman Sciarrotta. Roll call vote was unanimously favorable.

It was the comment of Councilman Johnson, at the time of his vote, that, here again, is a situation where the City is up against a wall and must do a crash thing with City forces when, in fact, the job should go to bid; it should have been planned earlier.

The president of the Riviera Homeowners Association, Mr. Joe Clukey expressed approval of the above action.

POLICE OPERATIONS:

23. IMPLEMENTATION OF HELICOPTER PATROL on Halloween night and during Christmas holidays to provide a crime deterrent, increase apprehension capabilities and to assist in expediting traffic flow.

RECOMMENDATION OF CHIEF OF POLICE:

That the subject Helicopter Patrol be approved.

CITY MANAGER NOTE:

That Council approve the expenditure from departmental operating budget (to be taken out of Police Department salary savings).

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Chief of Police, subject to the City Manager's note. The motion was seconded by Mayor Miller, and roll call vote was unanimously favorable.

ITEMS NOT OTHERWISE CLASSIFIED:

24. Attendance at Training Course for Prosecuting Attorney.

RECOMMENDATION OF DEPUTY CITY ATTORNEY:

That Council authorize Owen Petersen to attend this class and transfer \$600 from the City Attorney's Professional and Technical Services budget to the Educational and Training Schools Account.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Deputy City Attorney, with the stipulation that his services with the City will continue for at least one year on his return from school. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

Mr. Petersen so stipulated.

COMMUNITY AFFAIRS:

25. PARK, RECREATION AND COMMUNITY DEVELOPMENT COUNCIL COMMITTEE requesting Personnel Session.

The subject to be appointments to the Oil Board -- Mayor Miller requested that this be held until the end of the meeting, with announcement to be made at the November 2nd meeting. There were no objections.

SECOND READING ORDINANCE.

26. ORDINANCE NO. 2286.

ORDINANCE NO. 2286

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 SOUTHEAST CORNER OF HAWTHORNE BOULEVARD AND 182ND STREET, AND DESCRIBED IN ZONE CHANGE 71-18.

(Shell Oil Company (Floyd How))

Councilman Uerkwitz moved for the adoption of Ordinance No. 2286 at its second and final reading. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

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

NONCONTROVERSIAL ITEMS:

27. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$783.83 to Action Specialty for 4000 bicycle license stickers; 3000 vending machine stickers; and 2500 vehicle stickers as requested by the Police Department and Business License Division.
2. \$306.18 to Duro-Test Lamp Service for 72 only longlife (20,000 hour life) fluorescent lamps as requested by Traffic and Lighting for City libraries.

- 129
3. \$430.50 to Western Highway Products for 100 only traffic control signs and miscellaneous mounting hardware as requested by the Traffic and Lighting Department.
 4. \$704.46 to A.B.C. Body Shop for the repair of a City owned 1971 Police black-and-white (Unit #7141) involved in an accident.
 5. \$508.52 to Lewellen Press for various business license permits; business license forms; business license receipt forms and bicycle registration forms as requested by the Police Department and License Division.
 6. \$354.38 to Automatic Printing for 5000 Police Department "Booking Reports" requested by the Police Department.
 7. \$2614.49 to Campbell & Hall c/o Harry R. Wilson for 335 adult books requested by the City Librarian.
 8. \$1995.84 to Neptune Meter Company for 24 only 1-inch Neptune Water Meters requested by the Water Department as replacement meters.
 9. \$1524.60 to South Bay Reloading Service for 12,000 rounds of reloaded service ammunition as requested by the Police Department.
 10. \$685.44 to Van Lingen Body Shop for repaired to 1970 Police black-and-white (Unit #7115) involved in an accident.
 11. \$3000 to Dymat Microform Company for annual microfilming service contract.
 12. \$2901.78 to California Brush Company for 6 tons of street sweeper gutter wire requested by the Street Department, formally bid on B #71-48.
 13. Extending of Annual Contract for Ready-Mix Concrete with A & A Ready-Mixed Concrete Company - Estimated expenditure - \$3500.00.
 14. Extending of "Joint Purchase Agreement" with L.A. County for part of City's traffic signal equipment and parts requirement with Automatic Signal - Division of L.F.E. - for another year "unchanged". Anticipated Annual Expenditure - \$8000.
28. Considered separately.

20. City Council
October 26, 1971

29. REQUEST FOR TRANSFER OF FUNDS - Southeast Torrance Library.

RECOMMENDATION OF CITY LIBRARIAN:

That the amount of \$20,941 be transferred from unallocated interest monies from bond funds to the Southeast Torrance Library budget. (There is approximately \$143,500 of unallocated interest earnings available in the Bond Fund at this time.)

30. CLAIM of William N. Thomas for personal damage.

31. CLAIM of Nancy J. Gravelot for property damages.

RECOMMENDATION OF CITY CLERK:

That claims on agenda items 30 and 31 be DENIED and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #27, 29, 30, and #31. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

It was the request of Councilman Uerkwitz that he receive the report on Item #30 (Claim of William N. Thomas) when it is completed.

28. BIDS ON CARPETING - SOUTHEAST TORRANCE LIBRARY.
(B71-49)

RECOMMENDATION OF CITY LIBRARIAN/PURCHASING SUPERVISOR:

That the low bidder, Custom Floors, be awarded the contract to carpet the Southeast Torrance Library, and that all other bids be rejected. (Funds for payment of this contract and other equipment and furnishings for the Southeast Torrance Library are being requested in a separate agenda item.)

Councilman Johnson reported that one of the bidders (Peninsula Floors) had indicated that he could not recommend the material called for in the bid. City Librarian West outlined the considerable research in this matter; it is felt that the carpet selected is a good carpet which will meet recommended specifications.

The merits of shag carpeting in a library were then questioned by Councilman Johnson -- the easy maintenance aspects of shag carpeting were then reported by Mr. West. Mr. Johnson felt a need for verification in this regard, and requested that the item be held for one week. Finance Director Dundore clarified that the proposed carpeting is a short shag which has been checked by the Chief Custodian who anticipates no maintenance problems.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the City Librarian on agenda item #28. His motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

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

21. City Council
October 26, 1971

131

ADDENDUM ITEM:

32. CONSTRUCTION OF CURB, GUTTER AND SIDEWALKS ON THE S/S OF 233RD STREET BETWEEN ARLINGTON AND PENNSYLVANIA AVENUES (Chapter 27, Short Form 1911 Act No. 71-4).

RECOMMENDATION OF CITY ENGINEER:

That after the public hearing, the City Council pass upon objections or protests, if any, and direct the City Engineer to proceed in conformance with the provisions of Division 7, Part 3, Chapter 27 of the Streets and Highways Code.

Mayor Miller announced that this is the time and place for the public hearing on Chapter 27 (Short Form 1911 Act, City Project No. 71-4,) on the south side of 233rd Street between Arlington and Pennsylvania Avenue.

City Engineer Weaver advised, at Mayor Miller's question, that notices were mailed and posted.

Mayor Miller then inquired if any written protests had been received, and City Engineer Weaver indicated that no written protests had been received; however, there had been telephonic protests.

Mayor Miller next asked if anyone in the audience wished to be heard.

Responding was Attorney Eugene J. Flynn, 3887 State Street, Santa Barbara, representing Mrs. Alfred Phenis, owner of Lots 24 and 25 on Pennsylvania Avenue to request that the subject notice be continued for a period of six months for the reason that Mr. Phenis recently passed away and his estate is being probated, and there are yet many problems to be worked out with this property.

Discussion of the request followed, with review of necessary procedure -- it was pointed out by City Treasurer Rupert that there would not be an immediate cash outlay by the property owner; under the Short Form program the owner has the option of financing that improvement or having the City finance such improvement for their benefit through an assessment.

Mr. Gordon Shallenberger, owner of the apartments at the southwest corner of 233rd and Arlington, questioned the authority of Mr. Flynn to so speak -- Mr. Flynn responded that the executor of the Phenis estate is First Western Bank, Santa Barbara, who authorized him to speak in this regard. Mr. Shallenberger then stated that he is certainly agreeable to improving his property, but feels it unfair to ask the people on the south side of 233rd Street to improve their property while^{on} property on the north side of 233rd Street there has been very little improvement.

City Engineer Weaver advised that a telephone call had been received from Attorney George Kurtz on behalf of the owners of Parcel No. 4, Bay Finance Company, in protest for the reason

that they have an oil well on the property and the servicing of same would damage any curb, gutter, and sidewalk.

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.

Councilman Uerkwitz then MOVED to overrule all objections and protests; the motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

MOTION: Councilman Uerkwitz moved to direct the City Engineer to proceed with Chapter 27 (Short Form 1911 Act) City Project No. 71-4 on the south side of 233rd Street between Arlington and Pennsylvania Avenues. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

It was the consensus of the Council that the City Engineer should informally contact the residents on the north side of 233rd Street as to their feeling regarding like improvements.

ORAL COMMUNICATIONS:

33. It was with considerable pride that City Manager Ferraro announced -- the hour being 12:20 A.M. -- that this is the second week of the fabulous "agenda control system".

34. Councilman Uerkwitz referred to the signal dedication practice -- such dedication pending at Toyota and K-Mart. City Traffic Engineer Horkay was directed to proceed in the usual manner.

35. Mrs. Marsha Gaines, 4161 Vista Montana, requested relief from the moratorium in this area in order to build a swimming pool. The Council was in agreement that a restriction of this nature was not the intent of the ordinance, and that Staff should expedite such relief.

MOTION: Councilman Uerkwitz moved that the Council instruct the City Attorney to modify the ordinance to exempt the subject property. The motion was seconded by Councilman Sciarrotta, and approval was unanimous.

36. Mrs. Ethel Kovach read aloud a letter of appreciation for the commemorative coins received by the Mayor of White Plains.

At 12:25 A.M. Councilman Uerkwitz moved to recess for an Executive/Personnel Session; the motion, seconded by Councilman Johnson, was unanimously approved. The Mayor announced that no further business would be conducted by the Council on its return.

The Council returned to formally adjourn at 1:15 A.M.

Ava Cripe
Minute Secretary

23.

City Council
October 26, 1971

Vernon W. Coil

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

Ken Miller

Mayor of the City of Torrance