

I N D E XCity Council - November 2, 1971

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Adjourned at 8:15 P.M.

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November 2, 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, November 2, 1971, at 5:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

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

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

3. FLAG SALUTE:

Mr. John Blaisdell led in the salute to the flag.

4. INVOCATION:

The invocation was given by Reverend Elmer Christiansen, Christ the King Lutheran Church.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of October 19, 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 was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

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 Wilson, and roll call vote was unanimously favorable.

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8. COUNCIL COMMITTEE MEETINGS.

Public Works Committee:

Met on November 1st re: Gallareto matter; the solution arrived at will be on the November 9th Council agenda.

The Public Works Committee also met this date re: Chandler's Sand and Gravel pit, and the variances therefor -- that session will be continued on December 7th.

8A. OIL BOARD APPOINTMENTS.

Councilman Wilson reported the committee-recommended Oil Board appointments: Mrs. Connie Johnson; Mr. E.C. Babson of Babson and Burns, South Pasadena. Dr. Wilson MOVED that the Council approve these two appointments; his motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

City Manager Ferraro announced that Planning Director Shartle would serve as the Staff member on the Oil Board.

COMMENDATIONS:

9. RESOLUTION congratulating Torrance Area Youth Bands, Inc.

RESOLUTION NO. 71-218

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONGRATULATING TORRANCE AREA YOUTH BANDS, INC. ON ITS TWENTY-FIFTH ANNIVERSARY AS AN INCORPORATED NONPROFIT ORGANIZATION.

Councilman Uerkwitz moved for the adoption of Resolution No. 71-218. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

There was grateful acceptance by its leader, Mr. Jim Davidson.

* * * * *

At this point in the meeting Mayor Miller announced the forthcoming installation of Councilman Johnson as president of the Independent Cities on November 6th in San Diego -- a "first" for a Torrance Councilman -- and all joined in extending congratulations to Councilman Johnson.

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10. RESOLUTION expressing appreciation to Pacific Outdoor Advertising.

RESOLUTION NO. 71-219

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS APPRECIATION AND THANKS TO PACIFIC OUTDOOR ADVERTISING COMPANY FOR ITS CIVIC PARTICIPATION IN THE PROMOTION AND ADVERTISING OF COMMUNITY EVENTS.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-219. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

- 11. RESOLUTION expressing appreciation to Foster and Kleiser Outdoor Advertising.

RESOLUTION NO. 71-220

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE EXPRESSING ITS APPRECIATION AND THANKS TO FOSTER AND KLEISER OUTDOOR ADVERTISING FOR ITS CIVIC PARTICIPATION IN THE PROMOTION AND ADVERTISING OF COMMUNITY EVENTS.

Councilman Wilson moved for the adoption of Resolution No. 71-220. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

PROCLAMATIONS:

- 12. CHRISTMAS SEAL SEASON - November 3 - December 31, 1971.

So proclaimed by Mayor Miller.

PLANNING AND ZONING MATTERS:

- 13. W 71-44, HARRY KISSEL. Appeal of Planning Commission approval to waive the front yard setback requirements on property located at the south side of Via El Chico (approximately the 5600 block).

Staff clarification was furnished by Sr. Planner Hagaman, following which Mr. Roy Young, architect for Mr. Kissel, on the subject project, noted that the lots are uphill lots, and displayed a rendering of the proposed construction; it is felt that the complaints expressed regarding Vista Montana would not apply to the subject development.

The president of the Riviera Homeowners Association, Mr. Joe Clukey, stated that it had been the original request of the homeowners that a moratorium be declared on hillside development until the study now underway could be completed. It is the feeling of his group that there is a need for more planning prior to chopping this hill away.

At Councilman Sciarrotta's question, City Engineer Weaver confirmed that a complete geological investigation has been made on the subject property; the site has been developed in full accordance and compliance with the geological recommendations and all conditions imposed by the City -- further, according to Mr. Weaver, the developer has improved the street, provided the required improvements, and carved the pads cut. The storm drain agreement, relative to a sharing of legal costs, as yet unresolved, will be a condition of the releasing of his tract bond, per Mr. Weaver.

Councilman Brewster inquired of the proponent if there would be any hardship in waiting the 90 days to permit Staff completion of the study. Mr. Harry Kissel responded, stating that the 13 houses on Newton Street have been started, and it is desired to continue through to tie the proposed houses in, thereby using the same crews, subs, etc. Mr. Kissel then described the quality development which will result, a development contemplated for some three years; they are now ready to go, and do not understand their role in the recent moratorium action. As to the unresolved costs, Mr. Kissel indicated this a matter needing clarification and private negotiation, a matter apart from this agenda item.

MOTION: Councilman Sciarrotta moved to grant W 71-44, subject to all Staff conditions; further, that the administrative costs be ironed out between Mr. Kissel and Administration. The motion was seconded by Councilman Johnson, with the comment that with all the precautions available -- soil testing, geological survey, etc. -- there is no real justification in holding up the construction of a project such as this, in view of Mr. Kissel's record of quality development in the Riviera area; the circumstances in this case are not the same as those of Vista Montana.

It was the comment of Councilman Brewster that his concern is not with the proposed 14 houses in that little would change after 90 days in that they are virtually an identical extension of the current development along El Chico -- Mr. Brewster's immediate concern would be with the area north of Via El Chico, and also between Via El Chico and Vista Largo, and the ultimate planning thereof. Councilman Brewster would like to see the moratorium extended across that area with some planning study given to that. It was the consensus of the Council that the proposed study is slated to encompass the entire hillside although the moratorium affects only the Vista Montana area.

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

City Manager Ferraro noted that while instructed to look into the feasibility of a complete hillside soil analysis of the subject area, there are already existing tools within the Building Code which will be used when the time comes for issuance of the building permit requiring that the owner-developer submit soil tests. Added by Building and Safety Director McKinnon was the fact that one of the requirements of a building permit is that such hillsides be planted, permanent irrigation systems be provided at the time of building the home.

* * * *

14. EMERGENCY ORDINANCE providing for exceptions to moratorium ordinance No. 2282 regarding Hillside Construction (Vista Montana-Vista Largo area).

ORDINANCE NO. 2289

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 2282 IMPOSING A MORATORIUM ON THE CONSTRUCTION OF DWELLING AREAS WITHIN THE AREA DESCRIBED THEREIN AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Uerkwitz moved for the adoption of Emergency Ordinance No. 2289 at its first and only reading. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

STREETS AND SIDEWALKS:

15. IMPROVEMENT OF CRENSHAW BOULEVARD, SOUTHERLY OF PACIFIC COAST HIGHWAY.

RECOMMENDATIONS OF CITY ENGINEER:

1. That the City of Torrance participate in the subject improvement;
2. That \$250,000 of Aid-to-Cities Funds be appropriated for the above referenced project by adoption of the subject resolution; and
3. That Council approve the County Road Department as contract administrator for the project.

RESOLUTION NO. 71-221

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE BOARD OF SUPERVISORS TO UTILIZE \$250,000 OF AID-TO-CITIES FUNDS AS THE CITY'S SHARE OF COSTS IN THE IMPROVEMENT OF CRENSHAW BOULEVARD SOUTHERLY OF PACIFIC COAST HIGHWAY.

Councilman Uerkwitz moved to concur with the above recommendations of the City Engineer and for the adoption of Resolution No. 71-221. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

REAL PROPERTY:

16. ENTRADERO PARK ACCESS.

CITY MANAGER'S NOTE:

There are no funds in the budget for such property acquisition at this time; therefore, it is recommended that this matter be held until 1972/1973 budget sessions.

MOTION: Councilman Uerkwitz moved to refer this matter to the 1972/1973 budget sessions, but that such properties meantime be looked into. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

17. RENTAL POLICY FOR AIRPORT-OWNED FACILITIES.RECOMMENDATION OF AIRPORT COMMISSION:

That Council adopt a policy of a percentage of gross receipts of a tenant, providing the structure, installed services, and improvements are the property of the City.

MOTION: Councilman Wilson moved to concur with the above recommendation of the Airport Commission; his motion was seconded by Councilman Brewster.

Prior to roll call vote, Mayor Miller invited anyone wishing to speak on this matter to do so at this time.

Mr. Frank Leichleter, 2240 West 236th Street, requested that this item be studied by the Council Transportation Committee in view of the need of a written Airport policy and a standard contract that applies to everyone -- he then described his personal experience involving rental on the Airport. Deputy Attorney Allen pointed out that Mr. Leichleter is negotiating his own lease whereas the matter before the Council is a policy determination. Mr. Allen then elaborated on what is proposed by the Airport Commission and Airport Manager, with further clarification by Airport Manager Egan as to this step in the development of the Airport facilities.

Next to speak was Mr. Simon Divas, 2509 Nearcliff, Aero Propeller Company, who noted that the "fruits of their labors" in the last couple of years have been decreasing, not going up -- the proposed policy would only extract more money from the Airport tenants.

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

* * * *

The above Motion for Item # 17 should be corrected as follows:

Rental Policy for Airport - Owned Facilities:

MOTION: Councilman Wilson moved to concur with the recommendation of the Airport Commission, and the further recommendation of the Airport Manager that the proposed rents, against the minimum base rent be set at 5% of gross business, excepting sales of new and used aircraft which should be set at 1% of gross.

(Adding the Airport Manager's recommendation, in addition to concurrence with the Airport Commission recommendation.)

See November 23, 1971 - Council Minutes

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14. EMERGENCY ORDINANCE providing for exceptions to moratorium ordinance No. 2282 regarding Hillside Construction (Vista Montana-Vista Largo area).

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Prior to roll call vote, Mayor Miller invited anyone wishing to speak on this matter to do so at this time.

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Next to speak was Mr. Simon Divas, 2509 Nearcliff, Aero Propeller Company, who noted that the "fruits of their labors" in the last couple of years have been decreasing, not going up -- the proposed policy would only extract more money from the Airport tenants.

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

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MOTION: Councilman Wilson moved to concur with the recommendation of the Airport Commission, and the further recommendation of the Airport Manager that the proposed rents, against the minimum base rent be set at 5% of gross business, excepting sales of new and used aircraft which should be set at 1% of gross.

(Adding the Airport Manager's recommendation, in addition to concurrence with the Airport Commission recommendation.)

See November 23, 1971 - Council Minutes

18. RESOLUTION AND AGREEMENT providing for the acquisition of Parcel No. 4 - Meadow Park Redevelopment Project. (Gerald G. and Maryjane Wolfson).

RESOLUTION NO. 71-222

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. 4 (LOTS 18, 19, 20 AND 21, BLOCK B) REQUIRED FOR THE MEADOW PARK REDEVELOPMENT PROJECT.

(Gerald G. and Maryjane Wolfson)

Councilman Wilson moved for the adoption of Resolution No. 71-222, and his motion was seconded by Councilman Brewster.

Prior to roll call vote on the motion, Councilman Sciarrotta questioned both the fact that the recommended price of \$2000 is approximately one third more than the appraisal price and that a costly precedent could be established. Deputy Attorney Allen clarified that this is an unusual situation involving the time factor; further, litigation would cost considerably more than the above amount in time, etc.

The motion was unanimously approved by roll call vote, with Councilman Sciarrotta expressing the hope that this will not be a precedent.

19. RESOLUTION AND AGREEMENT providing for the acquisition of Parcel No. 4 (Lot 23, Block B) - Meadow Park Redevelopment Project (Carriebel Marsh).

RESOLUTION NO. 71-223

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. 4 (LOT 23, BLOCK B) REQUIRED FOR THE MEADOW PARK REDEVELOPMENT PROJECT.

(Carriebel Marsh)

Councilman Wilson moved for the adoption of Resolution No. 71-223. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

ENVIRONMENTAL MATTERS:

20. WITHDRAWN.

21. RECOMMENDATION OF THE INDUSTRIAL ENVIRONMENTAL QUALITY COMMITTEE that resolution and agreement between City of Torrance and American Association of University Women be executed for the establishment of a recycling center.

Mayor Miller first requested that a number be assigned and title read to the subject resolution:

RESOLUTION NO. 71-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND THE AMERICAN ASSOCIATION OF UNIVERSITY WOMEN FOR THE ESTABLISHMENT AND OPERATION OF A RECYCLING CENTER.

Councilman Uerkwitz moved to concur with the Committee's recommendation and the adoption of Resolution No. 71-224. His motion was seconded by Councilman Sciarrotta.

Discussion was invited, prior to roll call vote on the motion. Councilman Surber indicated his reservations as to the legality of such action -- Deputy Attorney Allen noted that approval is subject to review by the City Attorney, specifically noting that the matter of insurance is yet to be resolved.

Of further concern to Councilman Surber was the fact that the citizens in the area were not notified in view of the inevitable increased truck traffic and a trash storage situation with an open fence.

Mrs. James Deener, 20552 Mansel, stated that there had been no notification regarding this matter to Victor homeowners -- there are many questions to be answered, and postponement was requested by Mrs. Deener.

Present, representing the American Association of University Women, were Mrs. Dietrich and Mrs. Gaugh. Mrs. Gaugh, 18206 Taylor Court, stated that all homeowner associations had been notified, with the Victor Homeowners Association somehow inadvertently overlooked -- she then indicated general agreement with the committee's findings, as well as the need to work out the liability aspect of what is proposed; incorporation of their group in the near future is anticipated.

It was the recommendation of Mayor Miller that there be further discussion among all interested parties to review the various ramifications. The Council was in concurrence with this suggestion.

Councilman Uerkwitz thereupon WITHDREW THE ABOVE MOTION, and offered a new MOTION: That this matter be referred back to the Industrial Environmental Quality Committee. The motion was seconded by Councilman Sciarrotta, and approval was unanimous.

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The date selected for such Committee meeting was Wednesday, November 17th, at 4:00 P.M. in the Council Chambers. It was the request of Mayor Miller that Mrs. Deener so notify the Victor residents.

SECOND READING ORDINANCES:

22. ORDINANCE NO. 2288.

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.

Prior to taking action on Ordinance No. 2288, Councilman Johnson stated that he has reviewed Article 11 - FIREWORKS STANDS, noting the previous arrangement for service clubs' fireworks stands in a community effort, and the worthwhile contributions thereby achieved. It was Councilman Johnson's recommendation that Article 11, therefore, be extracted in taking action on the subject ordinance. It was pointed out by Deputy Attorney Allen that such extraction would require a new first reading on the ordinance.

Mr. Bob Surber, 112 Via la Circula, stated that the present \$300 fee is an excessive amount in relation to other cities -- the proposed increase is an unfair one, in Mr. Surber's opinion, and is an undue penalty to the service organizations, churches, etc. within the City of Torrance.

The next speaker (name unintelligible) represented the Knights of Columbus and stated that they have been selling fireworks in Torrance for approximately nine years -- the approximately \$2200 derived from this is used for the betterment of children and needy adults; what is proposed will drastically affect this program.

MOTION: Councilman Sciarrotta moved for the approval of Ordinance No. 2288 as the first reading of same; further, that the same price tag be restored for service clubs regarding fireworks. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

(It was confirmed for Councilman Surber by Deputy Attorney Allen that he might properly vote on this matter -- his brother having spoken in this regard.)

* * * * *

At 6:55 P.M. Councilman Sciarrotta moved to recess as City Council and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable. A 10-minute recess followed at 6:57 P.M.

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SECOND READING ORDINANCES:23. ORDINANCE NO. 2287.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 adoption of Ordinance No. 2287 at its second and final reading. His motion was seconded by Councilman Johnson, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Mayor Miller.

NONCONTROVERSIAL ITEMS:24. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED.

1. \$346.29 to Los Angeles Police Revolver and Athletic Club for 19,400 brass cartridge cases (.38 caliber) as requested by the Police Department for reloading.
2. \$354.35 to Doubleday and Company c/o Al Packer for 52 adult books.
3. \$2239.34 to West State Books for 310 adult books.
4. \$1118.79 to Harry Rinehimer for 366 juvenile books.
5. \$453.71 to Southern California Trophy for 116 service pin awards as requested by the Personnel Department for distribution to City employees. (This is a reorder against an original contract which was based on competitive pricing for these pins.)
6. \$340.36 to Park Son Inc. for 105 feet of 2" pipe and 125 clamps, ellis and brass plugs as requested by the Water Department for stock.
7. \$717.73 to David's Gloves for 67 rainsuits (pants, jacket and hat) and 31 pairs of rainboots as requested by the Street, Police, Sanitation, Park and Water Departments for the coming rainy season.

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8. \$412.44 to M.L. Snyder for 30 hats, 14 raincoats, 26 pairs of rainboots as requested by the Street, Sanitation, Police, Park and Water Departments for the coming rainy season.

B. REIMBURSABLE:

9. \$1761.45 to Martin Hannum, Inc. for 54 ounces of gold and 161 ounces of silver as requested by the Recreation Department for use in their jewelry class. The City is reimbursed for this expenditure via fees collected from class participants.

25. NIGHT LIGHTING - PUEBLO ATHLETIC FIELD.

RECOMMENDATION OF PARK AND RECREATION COMMISSION:

That Council accept the generous offer of \$899 from the Pueblo Community for the purpose of night-lighting the Pueblo Athletic Field using the Edison Plan for one year.

26. TRACT NO. 22704 - EXPIRATION OF SUBDIVISION AGREEMENT.
(Boise Cascade Building)

RECOMMENDATION OF CITY ENGINEER:

That a time extension of six months be granted to April 12, 1972.

27. AWARD OF CONTRACT - STORM DRAIN FROM TORRANCE BLVD. AND VICTOR STREET TO BISHOP MONTGOMERY SUMP, AND CATCH BASIN W/LATERAL IN 238TH STREET W/O HAWTHORNE BOULEVARD (B71-50).

RECOMMENDATION OF CITY ENGINEER:

That the contract be awarded to STEVE CAPPELLO & SONS CONSTRUCTION COMPANY and all other bids be rejected.

28. CLAIM of Allison Polk for property damages.

29. CLAIM of Wilfred D. Brugger for property damages.

RECOMMENDATION OF CITY CLERK:

That agenda items #28 and #29 be DENIED and referred to the City Attorney.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items #24,25,26,27,28, and #29. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

* * * * *

11. City Council
November 2, 1971

HEARINGS OTHER THAN PLANNING AND ZONING:

30. 230TH STREET ASSESSMENT DISTRICT NO. A'11-70-1.
(Curbs, gutters, sidewalks and driveways between Arlington and Pennsylvania Avenue.)

Mayor Miller announced that the hour of 7:00 o'clock P.M. having arrived, this is the time and the place set for HEARING on the assessment filed for the acquisition of certain rights-of-way and for the construction of certain improvements on:

230th Street from
Arlington Avenue to Pennsylvania Avenue

pursuant to Resolution of Intention No. 71-73, adopted by this City Council on March 30, 1971.

Presented by City Clerk Coil, at the Mayor's request, were Affidavits of Publication, Mailing, and Posting. Councilman Sciarrotta moved that the subject Affidavits be received and filed. The motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

It was the request of Mayor Miller that Mr. Laurence Thompson, Assessment Engineer, briefly describe this project and the assessment now before this Council for a HEARING. Mr. Thompson obliged, elaborating on his October 7th communication (a matter of record), involving 50 parcels of property in the subject area -- there were 42 voluntary dedications, condemnation being necessary on 8 parcels (4 dedications being forthcoming during the condemnation proceedings). The remaining 4 parcels necessitated a payment of \$450. Further noted by Mr. Thompson, per his communication, were the items pertaining to: Assessing the cost of Acquisitions; Construction; and the Total Assessment, the amount being \$27,218.01.

City Clerk Coil advised that no written protests had been received -- City Engineer Weaver added that none had been received by him.

Mayor Miller then inquired if anyone who has an interest in this assessment project wished to make an oral protest, or to ask any questions. There was no response.

Councilman Sciarrotta thereupon MOVED that the hearing be closed. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

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

RESOLUTION NO. 71-225

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA CONFIRMING THE ASSESSMENT IN THE MATTER OF THE ACQUISITION OF CERTAIN RIGHTS OF WAY AND THE CONSTRUCTION OF CERTAIN IMPROVEMENTS IN ASSESSMENT DISTRICT NO. A'11-70-1 (230TH STREET) IN THE CITY OF TORRANCE, CALIFORNIA.

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Councilman Uerkwitz moved to waive further reading on Resolution No. 71-225. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

MOTION: Councilman Johnson moved for the adoption of Resolution No. 71-225. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

PLANNING AND ZONING HEARINGS:

31. ZC 71-21, TORRANCE PLANNING COMMISSION.

Change of zone from R-3 to any and all zones on property located between Pacific Coast Highway and Cricklewood Street from Madison Street to Tandem Way.

RECOMMENDED FOR APPROVAL TO R-1 BY THE 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 subject public hearing.

Following Staff presentation by Sr. Planner Hagaman, Mayor Miller invited those present on this matter to speak at this time.

Miss Diane Freeze, 3531 Cricklewood, stated her desire that the area remain residential, and asked that the zone be changed to R-1 -- commercial zoning should not be considered in view of present vacancies along Pacific Coast Highway.

Representing the Walteria Homeowners Association, Mrs. Diane Davis, 2936 Winlock Road, indicated their concurrence with the Planning Department and the Planning Commission -- they are of the opinion that the property should be zoned according to the use of the land.

Mr. Ray Branch, 3203 Cricklewood, was of the opinion that a change of zone to R-1 would serve to devalue the subject property.

Speaking in favor of R-1 zoning was Mr. Robbins, 3518 Madison Court, in view of unwelcome traffic that could result with possible apartment development.

Mr. Knute Ludwin (?), owner of property in the subject area, favored commercial zoning -- with the proximity to Pacific Coast Highway it will eventually wind up non-residential.

Mr. Arthur MacDonald, a Madison Street resident, indicated plans made by him based on the R-3 zoning -- he noted that the property is surrounded by M-1, C-3, C-2 and R-2, and that the highway business is presently tolerated -- R-1 in a business area would be ridiculous, in his opinion, and he requested that it remain R-3.

Joining in urging that R-3 zoning be retained were Mrs. Elizabeth Shish (?), 24230 Madison, who described present airplane and traffic noises, and noted the fact that this area is surrounded by different zonings, with back yards facing Pacific Coast Highway -- she deemed this hardly a residential area.

Mr. Richard Spahn, 3241 Cricklewood, stated that he favored R-1 zoning in that the property is presently being used for residential purposes, and that the area is a most satisfactory residential location.

The resident at 3209 Newton Street expressed his concern for traffic problems that might result with any commercial zoning.

In favor of R-1 zoning, as recommended by the Planning Commission, were Mrs. Kenneth Austin, 3322 Primm Way, who stated it was ridiculous to say this is not a residential area; Mrs. Doris Zellner, 2445 Winlock Drive; and the resident (name unintelligible) at 3522 Madison Court, who purchased this property thinking it a residential area.

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

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission and the Planning Department, approving a change of zone to R-1 on the subject property. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

It was the comment of Councilman Brewster that it does not seem possible to physically build any workable quality-type of development, commercial or multiple density, on land that is only 108 ft. deep -- particularly off a major highway, and would be the beginning of the end of what, to him, is a very lovely residential section of the community.

Mayor Miller pointed out that the above is consistent with the policy of the Planning Commission and Planning Department in going into areas throughout the City to bring zoning into conformity with the use of the property.

ADDENDA ITEMS:

- 32. COMMUNICATION FROM VICTOR HOMEOWNERS ASSOCIATION re: recent considerations.

MOTION: Councilman Uerkwitz moved that the subject letter be filed. The motion was seconded by Councilman Sciarrotta, with thanks to Dr. Laitin for his courtesy, and there were no objections.

It was the request of Councilman Brewster that a letter be directed to the County Tax Assessor pointing out the recent Council action involving the Victor Precinct, and the commitment of this Council to the fact that that zone is intended to be a light manufacturing zone -- further, that it is the Council who determines the highest and best use of that land, and not the County Tax Assessor, and would he, therefore, take another look at the assessments for these properties. There were no objections, and it was so ordered. Mayor Miller noted that the same would apply to the action just taken in Item #31, and that the County Tax Assessor should be so notified by the residents.

33. RESOLUTION re: Kashiwa City, Japan - Sister-City.

RESOLUTION NO. 71-226

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, EXTENDING AN INVITATION TO THE CITY OF KASHIWA CITY, JAPAN, TO BECOME A SISTER-CITY AND INVITING THE PEOPLE OF KASHIWA CITY, JAPAN TO PARTICIPATE IN SAID PROGRAM.

Councilman Sciarrotta moved for the adoption of Resolution No. 71-226. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

34. ORDINANCE re: Torrance Police Officers Association.

ORDINANCE NO. 2290

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 Uerkwitz moved for the adoption of Ordinance No. 2290; his motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

* * * * *

ORAL COMMUNICATIONS:

35. Councilman Johnson referred to Information Item "B" - Studies for Possible New Routes for the Torrance Freeway - and recommended that such studies be a joint effort with the Planning Commission and the Traffic Commission.

36. Noted was Mr. Gerald Alter's October 28th communication to the Torrance-Lomita Board of Realtors re: Victor M-L zoning by Councilman Johnson with the comment that for some time he and Mr. Alter, through the Torrance-Lomita Board have been trying to achieve liaison and coordination between the City, the Torrance-Lomita Board of Realtors, and the Chamber of Commerce in the area of helping to better the City. Mr. Alter's specific recommendations, relating to the Victor Precinct, follow:

"This sub-committee, among the other objectives that would be formulated by the committee itself, should be charged with:

a. Making a contact with all the owners and tenants in the area, to enlist their aid in the general orderly improvement consistent with the new zone. Such a contact may indicate the feasibility of forming an improvement association with a name that could be used for promotional purposes, such as the 'Victor Industrial Park', and possibly to set up protective covenants to guarantee quality development in the area.

b. Make a complete study of the area with the objective of formulating a master plan for the orderly planning and marketing of industrial sites and buildings in the area.

c. Making an inventory of the amenities of the area, such as roads, utilities, geological information, maps, etc., in order to effectively plan for an industrial park.

d. Enlisting the aid of the financial community in securing the necessary mortgage funds for carrying out the above development plans.

e. Preparing a marketing plan for the promotion of industrial sites, buildings and rentals in the area.

I also urge that you ask the Torrance Area Chamber of Commerce to appoint a similar committee, with the hopes that these two committees could merge their efforts, and if possible work as a joint committee."

36A. Councilman Surber expressed appreciation for the Police Department report regarding the special problems surrounding athletic events in Torrance. It was Mr. Surber's request that there be a comprehensive report on all future athletic activities at the Torrance schools, including but not limited to: the men assigned, the men deployed, the manhours involved, financial cost (including that reimbursed by the School District), cost to the department and the City, incidents observed and reported, property damage observed and reported to schools and City property, personal property (such as automobiles), the size of

the crowds, including home and visitors -- along with any other information deemed pertinent. Such information was desired by Mr. Surber for the future athletic season for this year, and into the 1972 season.

37. A temporary measure at Plaza del Amo and Carson - perhaps a 4-way stop sign - was requested by Councilman Surber, in view of the recent accident at this intersection. City Manager Ferraro will return with a specific recommendation.

38. Problems in North Torrance were reported by Councilman Surber who stated that Mr. Jakola will speak to this later in the meeting.

39. Councilman Uerkwitz noted that the Police, Fire, and Public Safety Committee will meet on November 16th to discuss (1) the Paramedic Program and (2) the EOC operation, and requested that Assistant to the City Manager Jackson notify Civil Defense Commissioners Nolte and Lindborg of this meeting re: EOC.

40. A prepared statement by Councilman Wilson re: the Torrance Freeway (1-107) follows:

"Several months ago, as a member of this City Council, I voted with my fellow Council members, to request the State Division of Highways to hold new hearings on the proposed Torrance Freeway (1-107).

"As a result of that Council instruction, the Division of Highways has been coordinating their efforts with the Inter-City Highway Committee and neighboring City Councils. In connection with this, I have been advised that several of our commissions - more specifically the Traffic Commission and the Planning Commission are undertaking preliminary evaluations of the proposals resubmitted by the Division of Highways, prior to making an advisory recommendation to the City Council.

"Expressing myself as an individual Councilman, I wish to state that I sincerely hope that both the staff and these commissions will not merely submit recommendations to this Council which deal solely with the merits or demerits of individual proposed routes -- but will go further in their preliminary evaluation and study the total underlying rationale and feasibility of whether there should be any freeway at all.

"Now that the City Council has rezoned the Victor Precinct to encourage the development of light industry, I believe that we have an obligation to protect the integrity of that proposed industrial park, and other exclusive residential sections of the City, by not having them violated by a freeway that could cause irreparable harm and destroy the integrity of various neighborhoods along the routes advocated by the State Division of Highways.

"In regard to the Artesia Freeway, I reaffirm my support of a resolution unanimously adopted by this Council several months ago, which instructed the Division of Highways to cease and desist any State freeway studies on the feasibility of the extension of the Artesia freeway through the City of Torrance.

"At this time, I am convinced that the imposition of the proposed Torrance freeway should be completely compatible with a transportation system that serves the total City needs....unless the State Division of Highways can justify the need for a freeway, while at the same time realistically evaluate other transportation alternatives, it will be necessary for me to reevaluate the entire situation. A major part of my reevaluation is concerned with improving building and improving major and secondary access routes. I am sure these would have the same beneficial effect in the movement of traffic as a freeway."

41. Mayor Miller reviewed the highly successful Torrance High School reunion on October 23rd, with some 1100 people in attendance.

42. Mr. Bill Laird, 1720 Arlington, representing Boy Scout Troop #315, requested permission to use a canvas streamer across the street at 2365 Plaza del Amo, advertising their breakfast, on Sunday, November 7th, for one day only.

City Manager Ferraro pointed out that such streamers are not allowed, for reasons of liability primarily.

Councilman Sciarrotta commented that this has been permitted in other cases, specifically Christmas street decorations, and MOVED that the request be granted, subject to Staff conditions.

Mayor Miller inquired if the City had appropriate insurance for this, and with an affirmative answer from Deputy Attorney Allen, he seconded the motion.

It was noted by Building and Safety Director McKinnon that the new sign ordinance absolutely prohibits such a streamer, and only the Council could grant such approval.

The motion carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Brewster, Uerkwitz.

Councilman Brewster acknowledged the "anti-Motherhood" aspect of his "no" vote, but his concern is the short notice and the fact that there is not enough time to do a thorough job of thinking it through; his "no" was with regret. Concurrence with these sentiments was expressed by Councilman Uerkwitz at the time of his "no" vote.

The "Staff approval" requirement was stressed by Mayor Miller -- should the banner have to be put on trees, and Staff says it cannot be done, then it will not go up.

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43. Mr. Ollie Harrison, 5115 Scott Street, reiterated his previously expressed objections to the trash service provided by the City, and advised ^{re:} recent difficulties involving a check in payment thereof that apparently went astray within the City, resulting in his being served with a court order.

City Manager Ferraro will investigate and report back.

44. Mr. Ed Jakola, 16808 Kristin Avenue, elaborated on Councilman Surber's earlier reference to difficulties in North Torrance -- there has been juvenile harassment which has served to deteriorate the neighborhood and is a matter of considerable concern to the residents.

City Manager Ferraro advised that Staff is working on this matter and a report will be forthcoming. Mayor Miller requested that all interested parties be furnished a copy of the report.

45. Miss Diane Freeze, 3531 Cricklewood, commented on the deplorable condition of the bus benches in the City. City Manager Ferraro stated that he would contact the bus bench firm regarding this complaint.

46. Mrs. Diane Davis expressed appreciation for the Police helicopter patrol on Halloween night -- it was most effective.

47. The Captain of the Torrance Mounted Police, Jack Ellsworth, requested Council approval of a new site at the Airport for this organization's headquarters -- renderings of the proposed development were displayed by Mr. Ellsworth.

Necessary review by the Airport Commission and the Airport Manager was pointed out by Mayor Miller, with the direction that the matter be referred to the Airport Manager. There were no objections, and it was so ordered.

There being no further business, the meeting was regularly adjourned at 8:15 P.M.

* * * * *

Vernon W. Coil

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

Ken Miller

Mayor of the City of Torrance