

I N D E XCity Council - March 25, 1969 - 7:00 P.M.

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Ava Cripe
Minute Secretary

i.

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Adjourned at 10:30 P.M.

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March 25, 1969

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, March 25, 1969, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Responding to roll call by City Clerk Coil were: Councilmen Beasley, Johnson, Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen. Absent: None.

Also present: City Attorney Ferraro, Deputy Attorney Smith, City Treasurer Rupert, and City Clerk Coil.

3. FLAG SALUTE:

At the request of Mayor Isen, Mr. Ed Stevers, the 100th member of the Torrance Junior Chamber of Commerce, led in the salute to the flag.

4. INVOCATION:

Reverend Charles Neigh, Walteria Community Methodist Church, gave the invocation, concluding his services for the month of March. The gratitude of the Council for his contribution to the Council meetings was conveyed by Mayor Isen.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meeting of March 18, 1969 be approved as recorded. His motion was seconded by Councilman Wilson, and there were no objections.

6. APPROVAL OF DEMANDS:

Councilman Beasley moved that all properly audited demands be paid. His motion, seconded by Councilman Johnson, carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.

NOES: COUNCILMEN: None.

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, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

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An enlightening explanation of Council procedure was given by Mayor Isen to the large audience, many of whom were present at a Council meeting for the first time.

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PROCLAMATIONS:

36. TORRANCE NIGHT AT DODGER STADIUM - April 21, 1969
37. ARMY RESERVE COMMUNITY MONTH - APRIL, 1969

Mayor Isen so proclaimed.

* * * *

PRESENTATION:

8. Presentation of prizes to five semi-finalists in Bookplate Contest sponsored by Library Commission.

Library Commission Chairman Saville described the successful Bookplate Contest, acknowledged the fine efforts of many people, including Library Commissioner Leavitt who coordinated the project. Commissioner Leavitt in turn introduced the semi-finalists and their parents, and presented each with the book "Three Centuries of American Art". The semi-finalists were: Mary Pat Smith, Post; Ketty Hori, North Torrance; Paula Korte, Henderson; Patricia Murphy, El Retiro; and Christine Walsh, Walteria.

* * * *

COMMUNITY AFFAIRS:

30. RESOLUTION declaring that property being purchased from the State under Director's Deed D-7232 is for public park purposed (La Carretera Park).

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

RESOLUTION NO. 69-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THAT THE PROPERTY BEING PURCHASED FROM THE STATE UNDER DIRECTOR'S DEED D-7232 IS FOR PUBLIC PARK PURPOSES.

Councilman Wilson moved for the adoption of Resolution No. 69-56. His motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

31. RESOLUTION of the City Council of the City of Torrance in memory of Ladeene B. Chamberlain.

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

RESOLUTION NO. 69-57

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE IN MEMORY OF
LADEENE B. CHAMBERLAIN.

Councilman Miller moved for the adoption of Resolution No. 69-57. His motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

ITEMS NOT OTHERWISE CLASSIFIED:

32. RESOLUTION congratulating the Torrance Junior Chamber of Commerce on realizing their 100th member.

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

RESOLUTION NO. 69-58

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF TORRANCE CONGRATULATING
THE TORRANCE JUNIOR CHAMBER OF COMMERCE
FOR ATTAINING A MEMBERSHIP OF 100.

Councilman Sciarrotta moved for the adoption of Resolution No. 69-58. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

The president of the Torrance Junior Chamber of Commerce, Mr. Leon Taylor, was present -- he introduced membership chairman Don Woodward -- with a bow being taken by that 100th member, Mr. Ed Stevers.

33. PURCHASE OF TABULABELER.

MOTION: Councilman Beasley moved to concur with the recommendation of the City Manager that funds be transferred from the advertising and publication account of the City Manager's office for the purchase of one tabulabeler at \$1,260. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

35. RESOLUTION of Record Destruction, authorizing the City Clerk to destroy certain City records, pursuant to Sections 34090, 34090.5, and 34090.7 of the Government Code. Recommended for approval by City Clerk.

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

RESOLUTION NO. 69-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO DESTROY CERTAIN CITY RECORDS AND DOCUMENTS PURSUANT TO THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

Councilman Sciarrotta moved for the adoption of Resolution No. 69-59. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

38. RESOLUTION Re: Assembly Bill No. 524.

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

RESOLUTION NO. 69-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE STATE LEGISLATURE TO ADOPT ASSEMBLY BILL NO. 524 TO ENABLE CITIES AND COUNTIES TO ADOPT ORDINANCES REGULATING APPAREL WORN BY EMPLOYEES OF ESTABLISHMENTS THAT SERVE FOOD AND BEVERAGES.

Councilman Johnson moved for the adoption of Resolution No. 69-60. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

NON-CONTROVERSIAL ITEMS:

9. CLAIM of George Bedrosian for property damages on January 13, 1969 at Pacific Coast Highway and Crenshaw Boulevard, Torrance, California. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
10. CLAIM of Hyman Nadelberg for property damage and personal injuries on December 20, 1968, on the Santa Ana Freeway near Indiana Street, Los Angeles, California. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
11. CLAIM of Fred Delano Waddell for personal injuries on December 6 through 10, 1968, in Torrance, California. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.
12. CLAIM of James W. Hansen, Jr. for property damages on December 31, 1968, on Crenshaw Boulevard, near 190th Street, Torrance, California. Recommendation of City Clerk that said claim be denied and referred to the City Attorney.

13. BUDGETED, REIMBURSABLE AND SPECIAL EXPENDITURES IN EXCESS OF \$300:

A. BUDGETED:

1. \$1908.90 to J. Jones Company for 18 Hydrant Heads requested by the Water Department for stock "as needed".
2. \$1083.97 to Econolite Corporation for traffic signal repair parts needed for signals at: (A) 190th and Mobil; (B) Western and Douglas; and (C) 190th and Garrett.
3. \$450.00 to Stamco Manufacturing & Sales, Inc. for the purchase of a complete new six cylinder engine deemed surplus by Stamco to be used as a power plant to drive an existing 6-inch City-owned water pump with a ruined engine. The value of this engine is from \$700 to \$800 and is requested by the City Garage.
4. \$1564.50 to Caligraphics Printing Company for the printing of two issues (30,000 copies each issue) of a City Newsletter, requested by the City Manager's office for distribution in April and July.

B. REIMBURSABLE ITEMS - FROM RECREATION ACTIVITIES FUND:

5. \$1145.01 to R.P. Gallien & Sons for jewelry supplies.
6. \$1220.63 to the Cotton Shop of Torrance for Creative Stitchery materials.
7. \$839.79 to Graphic Art Center for silk screen supplies.
8. \$943.22 to Westwood Ceramic for ceramic supplies.
9. \$2183.77 to Leisure Craft for general art and craft supplies.
10. \$1723.20 to Zellerbach for general art and craft supplies.

C. SPECIAL EXPENDITURES - CITY LIBRARY:

11. \$441.83 to Lord Associates for 112 juvenile books.
12. \$417.44 to Random House Publishing Company, c/o Harry Rinehimer, for 24 juvenile and 43 adult books.
13. \$3322.41 to Campbell & Hall, c/o Harry P. Wilson, for 7 reference, 103 juvenile, and 370 adult books.

14. NATIONAL SAFETY COUNCIL, Greater Los Angeles Chapter, SAFETY AWARD DINNER, Ambassador Hotel, April 10, 1969. Invitation for representative from City Council to attend.

Mayor Isen suggested that any Councilmen who wish to attend this affair to so advise the City Manager.

MOTION: Councilman Uerkwitz moved to concur with the recommendations on Items 9,10,11,12,13, and 14. His motion, seconded by Councilman Sciarrotta, carried as follows:

AYES: COUNCILMEN: Beasley, Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.

NOES: COUNCILMEN: None.

34. ORDINANCE. An amendment to the City Code adding a minimum size to the specifications for containers. Recommendation of Sanitation Superintendent that ordinance be approved and adopted.

Sanitation Superintendent Atkinson was present to describe the difficulties of handling odd-size containers and the need for the proposed ordinance.

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

ORDINANCE NO. 1957

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AMENDING SECTION 43.2.8
OF THE TORRANCE MUNICIPAL CODE RELATING
TO SPECIFICATIONS FOR REFUSE RECEPTACLES.

Councilman Uerkwitz moved for the approval of Ordinance No. 1957 at its first reading. His motion, seconded by Councilman Miller, was unanimously approved by roll call vote.

PLANNING AND ZONING MATTERS:

25. ORDINANCE reclassifying property described in Zone Change Case 68-29, Mervin Boll and Marguerite Melville. Change of zone from R-2 to C-1, subject to a Precise Plan of Development on property located at 2517-19-21 West Carson Street.

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

ORDINANCE NO. 1958

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
2517-19-21 WEST CARSON STREET, AND DESCRIBED
IN ZONE CHANGE 68-29.
(Mervin Boll and Marguerite Melville)

Councilman Sciarrotta moved for the approval of Ordinance No. 1958 at its first reading. His motion was seconded by Councilman Beasley, and roll call vote was unanimously favorable.

PLANNING AND ZONING HEARINGS:

15. ZC 69-2, HENRY MAHLER. Change of Zone from R-1 to C-R on property located at 2121 West Carson Street, and described at Lot 9, Block 24, Torrance Tract. Recommended for denial by Planning Commission.

Affidavit of Publication presented by City Clerk Coll. Mayor Isen announced that this is the time and place for the public hearing on ZC 69-2, with interested parties invited to speak at this time.

The attorney for the proponent, Mr. Shap Kimes, 21515 Hawthorne Boulevard, (Telephone: 371-2440), first presented a petition signed by nearby property owners indicating their approval of the requested zone change, and then introduced Mrs. Cox who is here from out of town for this hearing.

Mrs. Evelyn Cox, Box 331, Homeland, California, stated that she is the former owner of the subject property, at which time it was a malt shop, and that she found it difficult to make a living. Mr. Mahler is faced with a similar situation, and, in Mrs. Cox' opinion, residential use of the property is impractical in view of the heavy traffic, etc. but would be a wonderful location for a small business.

Mr. Kimes returned to point out the long standing commercial use of the subject property by means of variances, the five-way corner at the property with a great deal of traffic, as well as the resistance by any possible buyers of the property with the existing zoning. At Mayor Isen's question pertaining to possible C-R zoning, Mr. Kimes replied that eventual demolition would be favored for the existing structures; however, they would oppose demolition at this time for economic reasons, adding that the requested zone change is essentially for the purpose of making the property more salable.

Discussion followed on the problems surrounding the subject property, the effect of C-R zoning, possible stipulations by the proponent as to removal of buildings, and the appeal to potential buyers.

Speaking next was Mr. Wilbert Taubenheim, 1728 Manuel Avenue, who protested the proposed zone change -- it being his feeling that the corner should remain residential, in view of the beautiful El Prado Park, and, in fact, feels that the City of Torrance should buy the corner.

There being no one else who wished to be heard, Councilman Sciarrotta moved the hearing be closed. His motion was seconded by Councilman Beasley, and there were no objections.

At Mayor Isen's question, Planning Director Shartle clarified that under C-R zoning certain remodelling would be permitted, such as windows, partitions, or anything not considered a structural alteration -- it would not be possible to add a room, however -- but the existing building could remain and be extensively remodelled without coming in for approval, hence the Staff's recommendation for demolition.

Councilman Sciarrotta MOVED to concur with the recommendations of the Planning Commission and the Planning Department for DENIAL. His motion was seconded by Councilman Beasley.

Prior to roll call vote on the motion, Mayor Isen stated that he felt there must be some way that this can be worked out to the satisfaction of everybody.

A SUBSTITUTE MOTION was then made by Mayor Isen: That this matter be continued for two weeks, to the Council meeting of April 8th, for the purpose of permitting the attorney for the petitioner to confer with Planning and with the City Attorney, with the possibility that they can come up with a legal, valid agreement and stipulation that would serve as a solution in this case. The motion was seconded by Councilman Johnson, and roll call vote on the substitute motion was unanimously favorable.

* * * *

A 10-minute recess was ordered by Mayor Isen, the hour being 7:55 P.M.

* * * *

On resumption of the meeting, Mayor Isen introduced Mr. Warner Berg, North High School, who in turn introduced his Citizenship Class, representative of many countries throughout the world. Many indicated that they would be in a position to vote in the April 1970 Election in Torrance, at Mayor Isen's inquiry.

* * * *

(Items #16 and #17 were considered together).

16. APPEAL OF CUP 69-4, J.F. & B. DEVELOPMENT COMPANY.

Appeal of a condition of approval on a request for a conditional use permit to allow multiple residential construction in the C-2 zone on property located on the east side of Anza Avenue between 238th Street and 239th Street and described as a portion of Lot 8, Meadow Park Tract. Approved by the Planning Commission subject to conditions.

17. APPEAL OF CUP 69-5, J.F. & B. DEVELOPMENT COMPANY.
 Appeal of a condition of approval on a request for a conditional use permit to allow multiple residential construction in the C-2 zone on property located on the west side of Anza Avenue approximately 180 ft. southerly of 238th Street and 310 ft. northerly of Pacific Coast Highway, and described as a portion of Parcel 2 in the City of Torrance, California, as shown on a record of survey filed in Book 53, Pages 33 to 35 of Record of Surveys, in the office of the County Recorder of Los Angeles County. Approved by the Planning Commission subject to conditions.

Mayor Isen announced that this is the time and place for the public hearing on Items 16 and 17.

Representing the proponent, Mr. Alvin F. Howard, 3345 Wilshire Boulevard, Los Angeles, who stated that he has been advised that documents have been put in the mail to him this date in reference to the pending escrow, the \$15,000 deposit which will remain subject to court decision on declaratory relief, pertaining to the dedication of Anza Avenue. The subject appeals are based on the Planning Commission conditions regarding Anza Avenue.

Mayor Isen then inquired if anyone wished to be heard.

Responding, Mr. Frank Parker, 23819 Ladeene, stated that he will be directly affected by the development and is deserving of consideration. Planning Director Shartle advised that the Planning Commission has imposed many conditions. Mayor Isen then suggested that Messrs. Shartle, Howard, and Parker confer in the Council Conference Room, and the Council will return to these items somewhat later in the meeting.

* * * *

19. ZC 69-7, HITOSHI YAMAGUCHI AND TOKIYE AKUNE YAMAGUCHI.
 Change of Zone from A-1 to C-3 on property located on the southwest corner of Hawthorne Boulevard and 236th Street, and described as a portion of Lot 17, Meadow Park Tract. Recommended for approval subject to a Precise Plan by Planning Commission.

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

Mayor Isen announced that this is the time and place for the public hearing on ZC 69-7. There was no response.

Councilman Sciarrotta moved that the hearing be closed; his motion was seconded by Councilman Miller, and there were no objections.

Councilman Uerkwitz MOVED to concur with the recommendation of the Planning Commission. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

In attendance was Mr. Peter Prout, representing American Motors, purchasers of the subject property, who presented a letter of objection to the Planning Commission action of March 19th pertaining to the alley for this property.

Councilman Miller MOVED that the Council reopen the hearing on Item #19. His motion was seconded by Councilman Wilson and was unanimously approved.

Mr. Prout then requested: (1) Elimination of the alley in the rear and elimination of any easement conditions from the three parcels of property, as described in the March 25th letter; and (2) Should an easement be required, General Motors should not be required to dedicate more than 10 feet.

A lengthy discussion followed. Acting City Engineer Weaver clarified the action taken by the Planning Commission, and the reasons therefor, in their recommendation that a 20 ft. alley be allowed at the southerly end of the subject property, with the manner of accomplishment to be resolved by the proponent. The Council reviewed all possible methods of providing an alley, as well as the required dedications.

Councilman Sciarrotta moved that the hearing be closed; his motion was seconded by Councilman Beasley, and there were no objections.

A series of motions evolved:

Councilman Johnson moved that the Council concur with the recommendations of the Planning Commission, with the exception that the alley dedication be 10 ft. from the property in question, the remaining 10 ft. to come off the abutting property when and as it develops. The motion died for lack of a second.

A motion was then made by Councilman Beasley: That the Council concur with the Planning Commission recommendation with the exception of the alley, and that it be eliminated. The motion was seconded by Mayor Isen. Roll call vote was undertaken:

AYES: COUNCILMEN: Beasley

NOES: COUNCILMEN: Johnson (for the reason he believes a half dedicated by the proponent and the other half by the abutting property would do it).

Councilman Miller interrupted the vote to inquire about the traffic circulation and access -- clarification was furnished by Planning Director Shartle -- and Councilman Miller deemed elimination of an alley impractical. Discussion resumed on the problems presented by such elimination. Roll call vote continued:

NOES: COUNCILMEN: Miller, Sciarrotta, Uerkwitz, Wilson, and Mayor Isen.

10. Council Minutes
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Discussion resumed, and specifically reviewed were the possible inequities to the adjoining property owner in dedication requirements.

MOTION: Councilman Miller moved to concur with the Planning Commission recommendation, that there be a 20 ft. alley at the south end of the subject property. His motion was seconded by Councilman Johnson. The motion carried, with roll call vote as follows:

AYES: COUNCILMEN: Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: Beasley.

* * * *

The Council now returned to:

16. APPEAL OF CUP 69-4, J.F. & B. DEVELOPMENT COMPANY.
17. APPEAL OF CUP 69-5, J.F. & B. DEVELOPMENT COMPANY.

Affidavits of Publication were presented by City Clerk on Items #16 and #17, and were ordered filed, there being no objection.

Mr. Parker stated that he was happy now with the proposed developments, and the hearing resumed.

Clarification of the Planning Commission action relative to the condition being appealed by the proponent ("Any right-of-way needed for Anza be dedicated by the owner, including right-of-way to Pacific Coast Highway.") was furnished by Planning Director Shartle, it now being requested that the proponent go back and pick up the dedication on the portions now owned and which they would have been responsible for had they owned it originally.

The logic behind the Commission's recommendation, Mr. Shartle continued, is the fact that the applicants at this time are applying for a 40-unit development (CUP 69-4) and a 117-unit development (CUP 69-5), and some time previously had applied for a 400-unit development nearby -- in the presentation before the Commission it became evident that the property owners now have under their control all the property that would have been required normally to dedicate the remaining portions of Anza Avenue. Mr. Shartle further stated that what normally would have happened, at the time of consideration of the first development the property owners dedicated all the right-of-way that they then owned on Anza Avenue, which was 15 feet, and normally they would have been responsible for dedicating to the center of Anza had they owned it at that time. Hence, the request that they go back and pick up the dedication on the portions now owned and which they would have been responsible for had they owned it originally.

Councilman Johnson was not in agreement -- an agreement has been made with J.F. & B. with an escrow under way; to go

back and pick up the dedication is after the fact, and he is emphatically opposed to that.

Mr. Howard reminded the Council that his clients had an option to buy the subject property which expired on December 18, 1968 -- there was a hearing before the Council on December 17th, and before they exercised their option this determination was made. They would not have exercised their option, and the Council was so advised, and in turn advised their position. Mr. Howard continued, stating that the property was then purchased, noting that the strip sticking down was of no use to them. At Mayor Isen's question if he is still willing to litigate in declaratory relief the \$15,000, Mr. Howard responded that he is not only willing, but anxious to do so.

There being no one else who wished to be heard, Councilman Johnson moved that the hearing be closed. His motion was seconded by Councilman Uerkwitz, and there were no objections.

Discussion followed on the form the motion should take. Mayor Isen stressed the need for requiring the adjacent property, at which Mr. Howard stated that an agreement has been made that that property fronting (approximately 50 ft. wide) they are dedicating, with the long strip being purchased at \$2.00 per ft. (except for the decision of the court relative to the \$15,000).

Deputy Attorney Smith noted that all the property that needs to be dedicated has been dedicated except for the portion as shown on the map which is subject matter of the agreement which has been sent to Mr. Howard, in which the City agrees to \$2.00 per square ft. for a certain portion of it and a certain portion of it to be dedicated. There is a payment of \$38,032 into the escrow, of which \$23,000 will go to them upon recording of deeds, \$15,000 will remain in the escrow to be distributed at the time of final judgment.

MOTION: Councilman Johnson moved to concur with the Planning Commission, with the exception of condition #8, on CUP 69-4 (per above explanation of Deputy Attorney Smith). The motion was seconded by Councilman Sciarrotta.

Prior to roll call vote on the motion, and following additional clarification, Mayor Isen explained that the above action would reverse the Planning Commission on both CUP 69-4 and CUP 69-5 and only require the proponent to give the necessary land abutting and adjacent to these two properties free for dedication purposes; this should be followed with a written stipulation. It was the suggestion of Mr. Howard that a resolution be prepared stating that Condition #8 (CUP 69-4) and Condition #13 (CUP 69-5) will be eliminated from both of these appeals, and that in lieu of these conditions #8 and #13 that they be required to perform in accordance with the minutes of the City Council meeting of January 21, 1969. Mayor Isen then asked that it be included that the proponent will also give free the necessary adjacent property in CUP 69-4 and CUP 69-5, to which Mr. Howard responded that they have already given that; it was the request of Mayor Isen that it be spelled out.

Roll call vote was unanimously favorable.

Attention was now directed to Item #17 (Appeal of CUP 69-5):

Mayor Isen announced that this is the time and place for the public hearing on this matter, and inquired if anyone wished to be heard. There was no response.

Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Wilson, and there were no objections.

MOTION: Councilman Johnson moved to concur with the Planning Commission, with the exception of condition #13, on CUP 69-5, and as defined in the motion on CUP 69-4 above. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

It was the instruction of Mayor Isen, on behalf of the Council, that the Deputy Attorney when preparing the resolution confer with Mr. Howard, and that it reflect the discussion and understanding just completed.

Mayor Isen then expressed the hope that the opening of Anza Avenue will be a reality in the not too distant future.

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Mayor Isen ordered a ten-minute recess, the hour being 9:00 P.M.

* * * *

18... ZC 69-5, REORGANIZED CHURCH OF JESUS CHRIST OF THE LATTER DAY SAINTS (Bishop Clifton S. McArthur):
Change of Zone from R-3 to R-5 on property located on the south side of Maricopa Street between Avis and Amie Avenues, and described as Parcel 1, Book 82 of Record of Surveys in the office of the County Recorder. Recommended for approval by the Planning Commission.

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

Mayor Isen announced that this is the time and place for the public hearing on ZC 69-5, and inquired if anyone wished to be heard.

Responding, Mr. Arthur Kensler, representing the architects and engineers for the project, displayed renderings of the proposed development and described the intended accommodations. Reviewed at some length were the matters of traffic flow and access; parking arrangements and requirements; anticipated density in the area; number of occupants per unit (1.1); occupancy requirements set down by government (minimum age 62, maximum income \$4400 annually).

Councilman Uerkwitz inquired as to the extent of the investigation of the downtown area as a site for this development. Mr. Kensler outlined the considerable efforts made to work out several different sites in downtown Torrance, without success, and explained as well the need for immediate action in connection with the HUD program.

Questioned by Mayor Isen was the value of Planning Commission condition #8 relative to an "equitable arrangement for utility tax", which he deemed superfluous since it would be assumed that whatever future utility taxes might be imposed would be paid by this facility. Deputy Attorney Smith confirmed this, adding that such a condition neither lends nor detracts from the requirements of approval. It was the comment of City Manager Ferraro that this was included merely to show the church's intention to participate in such a tax, although they are not involved in property taxes.

Bishop McArthur was then introduced by Mr. Kensler, and he stated that there were meetings with the Board of Realtors, the president of the Downtown Businessmen's Association, members of the Planning Commission, etc.; Bishop McArthur feels that they tried in every way to locate a site in the downtown area, but the problems were insurmountable.

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 there were no objections.

MOTION: Councilman Miller moved to concur with the recommendation of the Planning Commission for approval of ZC 69-5. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

20. ZC 68-28, TORRANCE PLANNING COMMISSION.

Change of Zone from A-1 and C-2 to C-2, C-1, C-R, and R-3 on property located on the north side of Artesia Boulevard between Casimir and Van Ness Avenues, and described as a portion of Lot 59, McDonald Tract. Recommended for approval by the Planning Commission for C-R and C-2 PP Zone.

(Councilman Johnson announced that he will abstain on this matter as he may have a financial interest, and left the Council Chambers.)

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

It was announced by Mayor Isen that this is the time and place for the public hearing on ZC 68-28, and anyone who wished to be heard should come forward at this time.

Mr. Jerry Deesman, 2218 West 173rd Street, was present to advise the Council that it is the desire of the homeowners that the zoning be C-R on the two corners, C-2 Precise Plan in the center, with an alley and a block wall behind the five residences, if possible.

The value of a block wall was reviewed by the Council, and it was agreed, in view of the existing chain link fence on the school property, a wall would be unnecessary and could, in fact, present more problems than advantages.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Beasley, and there were no objections.

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning Commission: That the two corner parcels be rezoned C-R, the center parcel C-2 Precise Plan; the intent of the Precise Plan being that the entire rear 20 feet be for the establishment of an alley. The motion was seconded by Councilman Sciarrotta, and carried, as follows:

AYES: COUNCILMEN: Beasley, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: None.
ABSTAIN: COUNCILMEN: Johnson.

21. ZC 69-1, TEE PEE COMPANY (Martin M. Schultz, Partner).

Change of Zone from P-1 and P-D to R-3 on property located on the south side of Maricopa Street approximately 250 feet easterly of Amie Avenue, and described as the easterly 66 feet of Lot 5, Tract 3458, excepting the southerly 330 feet thereof. Recommended for approval by the Planning Commission.

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

Mayor Isen inquired if anyone wished to be heard on this matter, this being the time and place of the public hearing.

Mr. Martin Schultz, the proponent, was present, and expressed his agreement with the Planning Commission action.

There being no one else who wished to be heard, Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Beasley; there were no objections, and it was so ordered.

MOTION: Councilman Sciarrotta moved to concur with the recommendation of the Planning Commission in approval of ZC 69-1. His motion was seconded by Councilman Beasley, and was unanimously approved by roll call vote.

22. ZC 68-24, TORRANCE CITY COUNCIL. Torrance Civic Center Overlay District to include Civic Center and adjacent properties (continued from 2/11/69).
ORDINANCE re: ZC 68-24.

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

It was clarified by Planning Director Shartle that the public hearing had been closed at the Council meeting of February 11th, with the request that an ordinance be drafted, and that property owners directly affected be notified.

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

ORDINANCE NO. 1959

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF TORRANCE ADDING ARTICLE 26 TO
DIVISION 9 OF THE TORRANCE MUNICIPAL
CODE PROVIDING FOR THE CREATION OF A
CIVIC CENTER DISTRICT AND PROVIDING
REGULATIONS THEREFOR.

Councilman Wilson moved for the approval of Ordinance No. 1959 at its first reading. His motion was seconded by Councilman Beasley.

Prior to roll call vote on the motion, Mayor Isen inquired if anyone wished to be heard.

Mr. Robert White, 3242 Torrance Boulevard, stated that he has opposed this principle from the beginning, but with the Council eliminating the majority of the problems, it is his feeling that the Council should be commended. Commended as well by Mr. White was the City Manager's office for the fine way in which the notification was handled. It is Mr. White's hope that the same type of forward thinking will be applied to the review of the Charter of the City of Torrance.

Mrs. Catherine Chisholm, 814 Maple, reported that the traffic on Maple is unbearable, as is the dirt and noise. Traffic Engineer Horkay was requested to make a survey of this problem and return with a recommendation to the Council.

Roll call vote on the motion approving the ordinance was unanimously favorable.

HEARINGS - EXCEPT PLANNING AND ZONING:

23. UNDERGROUND UTILITY DISTRICT #1, TORRANCE CITY COUNCIL.
For the underground installation of wires and facilities for supplying electrical communication or similar service. District #1 described as Torrance Boulevard from Madrona Avenue to Anza Avenue. Report submitted by Acting City Engineer.

Mayor Isen announced that this is the time and place announced by the Council at its February 25, 1969, meeting, when and where any and all persons having any protests or objections to the proposed Underground Utility District may appear before the City Council of the City of Torrance and show cause why the subject area should not be designated an underground utility district.

Affidavit of Publication was presented by City Clerk Coil. Councilman Sciarrotta moved that it be received and filed; his motion, seconded by Councilman Beasley, was unanimously approved.

City Clerk Coil advised that there were no written protests.

The City Engineer's report was received and filed, there being no objection.

Mayor Isen then inquired if any person wished to speak for or against the designation of this area as an underground utility district.

Mr. Harry Gorman, Del Amo Properties Company, stated that they are indeed in favor of the undergrounding of these lines -- however, they would like to ask for relief in undergrounding lines going to their oil wells, etc. until such time as the property is developed -- this refers to poles that belong to them, not the utility company. Deputy Attorney Smith confirmed that this request would necessitate amending the resolution, and it was suggested by Mayor Isen, in view of the absence of any emergency, that this matter be held to permit the resolution to return in proper form.

Next to speak was Mr. Homer Morgan, president and owner of Two Macks Electric, 2223 Border Avenue, who outlined the probable costs of undergrounding. Mayor Isen recommended that Mr. Morgan's communication be referred to Staff to work out, at the same time.

It was agreed to continue the hearing for thirty days. Councilman Beasley so MOVED, continuing the hearing on the underground utility district to April 22, 1969, a 7:00 P.M. meeting. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

City Manager Ferraro took this opportunity to introduce Mr. Robert Boyington, the new District Manager for the Southern California Edison Company.

24. HEARING ON RESOLUTION OF INTENTION NO. 69-46 TO VACATE PORTIONS OF 223RD STREET AND BORDER AVENUE:
(Beneficiary: Grant & Popovich and City of Torrance)
City-initiated vacation. Recommendation of Acting City Engineer that following public hearing Council adopt subject RESOLUTION ordering vacation of portions of 223rd Street and Border Avenue.

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

Mayor Isen inquired if anyone wished to be heard; there was no response. Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Uerkwitz, and there were no objections.

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

RESOLUTION NO. 69-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF PORTIONS OF 223RD STREET AND BORDER AVENUE IN THE CITY OF TORRANCE.

Councilman Sciarrotta moved for the adoption of Resolution No. 69-61. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

26. PRECISE PLAN REQUIREMENT IN DEL AMO BUSINESS DISTRICT.
Communication from Planning Director re: Key Company request for relief from requirements.

Mayor Isen was in agreement with the Planning Director that the subject request is so minor in nature submittal of a precise plan is not warranted. However, Mayor Isen wanted his position known - that before he will vote on anything pertaining to White Front, solutions to the problems there must be forthcoming. Mayor Isen added that the development looks like an asphalt jungle and is a disgrace for an operation of this size; he would insist that items 1 through 5 outlined in the Planning Director's letter of March 20th would be right and proper, along with anything else that Mr. Shartle and the Planning Commission think should be done.

MOTION: Mayor Isen moved that the requested relief from the precise plan be granted The Key Company.

Prior to a second on the motion, Mr. Charles Hasakian, Tarzana, was present to explain that it is his intent to add 30 square feet to the key shop; he is a sub-tenant of White Front and has nothing to do with the City's problems with them.

The motion was seconded by Councilman Sciarrotta, and carried, as follows:

AYES: COUNCILMEN: Johnson, Miller, Sciarrotta,
Uerkwitz, Wilson, and Mayor Isen.
NOES: COUNCILMEN: Beasley.

Relative to his "no" vote, Councilman Beasley commented he will not vote "yes" on anything connected with White Front. Councilman Uerkwitz commented that he agrees with Councilman Beasley, but he does not wish to penalize the proponent in this case.

STREETS AND SIDEWALKS:

27. STANDARD OIL COMPANY OF CALIFORNIA - Request to conduct a Geophysical Survey. Recommendation of Acting City Engineer that request be granted, subject to conditions.

MOTION: Councilman Beasley moved to concur with the recommendation of the Acting City Engineer that the request be granted, subject to the 9 conditions outlined in his letter of March 19th. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

SEWERS AND DRAINAGE:

28. REFUND OF SEWER FEES COLLECTED IN ERROR.

RECOMMENDATIONS OF ACTING CITY ENGINEER:

1. That a refund of \$317.85 in Sewer Reimbursement District #64 fees to Mr. Pat Curran be approved; and
2. That a refund of \$555.06 in Sewer Revolving Fund fees to Southwood Construction Company be approved.

MOTION: Councilman Beasley moved to concur with the recommendations of the Acting City Engineer, as outlined above. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

FISCAL MATTERS:

29. Request for authorization for two Civil Service Commissioners to attend Western Regional Public Personnel Association Conference in Phoenix, Arizona - April 8 - 11.

It was the recommendation of Councilman Miller that it appears there is a need to revise the travel policy for

Commissioners, there now appearing to be inconsistencies in the action of the Council.

MOTION: Mayor Isen moved the subject communication be filed. His motion was seconded by Councilman Beasley, and carried as follows:

AYES: COUNCILMEN: Beasley, Miller, Sciarrotta,
and Mayor Isen.

NOES: COUNCILMEN: Johnson, Uerkwitz, and Wilson.

Comments were:

Councilman Johnson felt one Commissioner should be permitted to attend the Conference.

Councilman Miller reiterated his strong feeling as to inequities and inconsistencies in the policy.

It was the feeling of Councilman Wilson that the Chairman of the Civil Service Commission should be heard from as to the reason for his feeling that two Commissioners should attend. Councilman Wilson would also concur with Councilman Miller that there needs to be a review of the policy.

ORAL COMMUNICATIONS:

39. Representing the Southeast Torrance Homeowners' Association, Mr. Gordon Hartley, 2311 - 229th Place, reported on the problems in this area pertaining to oil leakage apparently caused by the recent flooding. Mayor Isen requested that a detailed letter be submitted on this matter so that it may be turned over to the proper authorities.

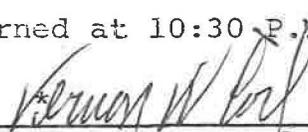
40. Councilman Johnson referred to the recent publicity in the Daily Breeze regarding the Flood Control System, and questioned the status. Acting City Engineer Weaver advised that every project is in from Torrance; Mayor Isen requested that Mr. Weaver so advise the Daily Breeze.

41. The status of the oil well beautification program was requested by Councilman Johnson, such report to be on next week's agenda.

42. The 232nd Street Opening ordinance was also requested for next week's agenda by Councilman Johnson. Deputy Attorney Smith confirmed this and explained the procedure therefor.

The meeting was regularly adjourned at 10:30 P.M.

* * *



Vernon W. Coil

Clerk of the City of Torrance, California

Ava Cripe
Minute Secretary

20. Council Minutes
March 25, 1969

APPROVED:



Mayor of the City of Torrance