

I N D E X

City Council - July 28, 1970

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Adjourned at 10:15 P.M.

\* \* \* \*

Ava Cripe  
Minute Secretary

ii.

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MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in a regular meeting on Tuesday, July 28, 1970, 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 Brewster, Johnson, Sciarrotta, Surber, Uerkwitz, Wilson, and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

At the request of Mayor Miller, Mr. William Hunter led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was given by Reverend H. Milton Sippel, First Christian Church. Mayor Miller, on behalf of the Council, expressed appreciation for his ministerial services during the month of July.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Sciarrotta moved that the minutes of the regular meeting of July 21, 1970 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 properly audited demands be paid. His motion, seconded by Councilman Uerkwitz, carried as follows:

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

NOES: COUNCILMEN: None.

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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.

8. COUNCIL COMMITTEE MEETINGS:

POLICE AND FIRE: Councilman Uerkwitz announced that this committee will next meet on August 4th in Room 214.

CIVIL SERVICE COMMITTEE: It was announced by Councilman Johnson that this committee met on July 27th re: leaves of absence; a report will be forthcoming. Further, a meeting has been scheduled for 5:00 P.M., August 3rd, re: the City Manager's proposed reorganization.

PUBLIC WORKS COMMITTEE: Councilman Brewster noted that a committee report is before the Council relative to agenda item #27, Fire Suppression Flow Requirements.

TRANSPORTATION: A meeting this date relative to the matter of a Crossing Guard at 235th and 237th and Arlington was noted by Councilman Surber -- a committee report will be available for the Council meeting of August 4th.

FINANCE: Councilman Sciarrotta reported on his meeting with the manager for United Artists Theatres and the resultant determination that a theatre is desired if additional compatible businesses can be obtained for the 5½ acres at Crenshaw and Pacific Coast Highway;

Councilman Sciarrotta thereupon MOVED that the City Manager and his Staff be instructed to consider the subject parcel as a commercial development, prepare a report thereon, and determine the development costs which would include a street, a parking lot, utilities and all other facilities -- further, that Staff calculate the rental that the Airport must receive, based upon these development costs, and the required rate of return which could then be compared to the going rate of similar developments. The motion was seconded by Councilman Johnson, and there were no objections.

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This being SOUTHWOOD-SUNRAY HOMEOWNERS ASSOCIATION NIGHT, its president, Mr. Ben Badger was introduced, and his group was welcomed to the Council meeting by Mayor Miller.

\* \* \* \*

Next introduced by Mayor Miller was Mr. Warner Bergh, North High School, present with his Adult Education Naturalization Class.

\* \* \* \*

PRESENTATIONS:

9. Oral Communication from the Active Citizens of Torrance, Inc.

Mrs. Jeannette Altermatt, 1323 Hickory Avenue, an elected official of Active Citizens of Torrance, presented the study made by this group relative to proposed Charter changes, labelled "A" and "B". It was their request that Council refer this proposal to the appropriate Council Committee for evaluation and recommendation, and to the City Attorney for proper legal and technical wording, and ultimately to the electorate for their decision.

A further request presented by Mrs. Altermatt was that Council authorize the printing of the necessary copies of the proposal to meet the needs of the investigation and evaluation period by furnishing copies to those who wish them.

MOTION: Councilman Surber moved that the Charter Revisions proposed by ACT be referred to the Council Charter Committee for evaluation and recommendation. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

Councilman Sciarrotta acknowledged the merits of this particular presentation, but indicated that the subject matter should always be made known to the Council on future presentations where they appear as a regular agenda item. City Clerk Coil stated that a ruling from the City Attorney in this regard would be appropriate; Mr. Remelmeyer indicated that he would report back on this.

10. Preview of coming attraction "OLIVER" featuring Torrance youth.

The brilliant cast of "OLIVER" gave a delightful musical preview of what may be expected when this production appears at El Camino College on July 31st and August 1st.

HEARINGS - OTHER THAN PLANNING AND ZONING:

11. 1969 WEED ABATEMENT PROGRAM - CONFIRMATION OF ASSESSMENT ROLL.

Mayor Miller announced that this is the time and place for the hearing on confirmation of the 1969 Weed Abatement Program, showing the costs to be assessed to the property owners listed thereon.

City Clerk Coil presented the Affidavit of Posting. Councilman Sciarrotta moved that it be received and filed. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

Mayor Miller then inquired if anyone wished to be heard; there was no response. Councilman Uerkwitz moved that the hearing be closed; his motion, seconded by Councilman Johnson, was unanimously approved by roll call vote.

MOTION: Councilman Uerkwitz moved to approve the report of the City Manager, without modification. The motion was seconded by Councilman Sciarrotta, 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. 70-169

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE CONFIRMING THE WRITTEN REPORT OF THE CITY MANAGER SHOWING THE COST OF WEED ABATEMENT FOR 1969.

Councilman Wilson moved for the adoption of Resolution No. 70-169 (without modification). His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

12. PROPOSED VACATION OF PORTIONS OF 228TH STREET BETWEEN MARTHA AND MODESTO AVENUES.

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

Mayor Miller inquired if anyone wished to be heard on this matter; there was no response. Councilman Sciarrotta moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

At the Mayor's request, City Clerk Coil read the following:

RESOLUTION NO. 70-170

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE ORDERING THE VACATION OF A PORTION OF 228TH STREET IN THE CITY OF TORRANCE.

Councilman Johnson moved for the adoption of Resolution No. 70-170. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

HEARINGS - PLANNING AND ZONING:

13. ZC 70-8, TORRANCE PLANNING COMMISSION.

Change of zone from C-2 to R-3 on property located on the south side of Redondo Beach Boulevard, approximately 200 feet west of Yukon.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 70-8, and inquired if anyone wished to be heard. There was no response. Councilman Wilson moved that the hearing be closed; his motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Commission, approval of a change of zone from C-2 to R-3 Precise Plan. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

14. ZC 70-9, TORRANCE PLANNING COMMISSION.

Change of Zone from C-2 and R-1 to R-3 on property located on the southwest corner of Redondo Beach Boulevard and Thornburgh Avenue. PLANNING COMMISSION RECOMMENDS APPROVAL R-3 PRECISE PLAN.

Affidavit of Posting presented, and ordered filed.

Mayor Miller inquired if anyone wished to be heard on ZC 70-9. There was no response. Councilman Uerkwitz moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MOTION: Councilman Johnson moved to concur with the recommendation of the Planning Commission for approval of a change of zone from C-2 and R-1 to R-3 Precise Plan. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

15. ZC 70-10, TORRANCE PLANNING COMMISSION.

Change of Zone from C-2 and A-1 to R-3 on property located on the south side of Redondo Beach Boulevard, west of the Dominguez Channel. PLANNING COMMISSION RECOMMENDS APPROVAL OF R-3 PRECISE PLAN.

Affidavit of Posting presented; ordered filed.

Mayor Miller announced that this is the time and place for the public hearing on ZC 70-10, and inquired if anyone wished to be heard.

Responding was Mrs. Alma Murray, a resident of Honolulu and owner of property in the subject area. It was her request that the zone change be held in abeyance pending a feasibility study, it being her plan to develop the property with a small professional-type business. In any event, it was requested by Mrs. Murray, that the 68 ft. frontage remain C-2 for a possible use, a matter which she is presently negotiating.

Planning Commission action and comments were reviewed; discussed as well were possible avenues open to Mrs. Murray, particularly in view of her short stay here. It was the suggestion of Councilman Uerkwitz that action be taken at this time on all but Mrs. Murray's property, and that she be afforded the necessary time to undertake the above mentioned feasibility study. There was general agreement on this suggestion; Mayor Miller indicated, in fairness to Mrs. Murray, that he does not favor the combining of commercial development with apartment development, but he would not want to deprive the proponent of the privilege of presenting her case, regardless of his philosophy in the matter.

Councilman Brewster commented that he had no objection to tabling this matter, so long as it is with the understanding that it does not necessarily mean that he will concur with whatever proposal might be presented.

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

MOTION: Councilman Uerkwitz moved to concur with the recommendation of the Planning Commission for approval of a change of zone from C-2 and A-1 to R-3 Precise Plan, excluding the Murray property, it being understood that she will return on this matter by July 27, 1971. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Sciarrotta.

Next discussed was a moratorium on the Murray property. Pointed out by City Attorney Remelmeyer was the fact that the legal basis of a moratorium is to permit study of a matter, and 90 days is normally considered to be a reasonable time. Councilman Uerkwitz was opposed to such action, inasmuch as no urgency has been indicated, and there is already an abundance of moratoriums throughout the City.

MOTION: Mayor Miller moved to put a 90-day moratorium on the Murray property, with a direction to the Planning Commission to study such plans as the proponent may submit. The motion was seconded by Councilman Johnson, and carried, with roll call vote as follows:

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

NOES: COUNCILMEN: Sciarrotta, Uerkwitz.

It was the comment of Councilman Sciarrotta that he cannot see the placement of a moratorium; the matter should have been denied to begin with.

16. ZC 70-11, TORRANCE PLANNING COMMISSION.

Change of Zone from C-2 and R-1 to R-3 on property located between Cherry Avenue and Crenshaw Boulevard.

PLANNING COMMISSION RECOMMENDS APPROVAL OF R-3 PRECISE PLAN.

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

Mayor Miller announced that this is the time and place for the public hearing on ZC 70-11, and inquired if anyone wished to be heard. There was no response.

Councilman Uerkwitz moved that the hearing be closed; his motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

MOTION: Councilman Johnson moved to concur with the recommendation of the Planning Commission for approval of a change of zone from C-2 and R-1 to R-3 Precise Plan. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

17. ACQUISITION OF THE 232ND STREET ROBINETT PROPERTY  
PLANNING COMMISSION RECOMMENDS DENIAL.

17A. LETTER FROM GEORGE KURTZ, ATTORNEY FOR DANIEL B. ROBINETT.

City Attorney Remelmeyer pointed out that the scheduled public hearing is without purpose, in view of agenda item #17A wherein Mr. Robinett's offer has been withdrawn; there is nothing to accept, and no action to be taken.

\* \* \* \*

The hour being 7:55 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. A general recess followed at 7:56 P.M.

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PLANNING AND ZONING MATTERS:

18. Communication regarding the Planning Commission's request for the removal of the "O" zone from the Southeast Torrance area.

City Attorney Remelmeyer reported that he is presently preparing such an ordinance as recommended by the Planning Commission -- it is anticipated that this ordinance will be on the Council agenda of August 11th. Mr. Remelmeyer added that he has prepared the emergency ordinance requested by the Commission but would prefer to present it on the 11th as well, to permit thorough study of the entire matter, which is a very complicated one.

MOTION: Councilman Wilson moved to concur with the above request of the City Attorney, that the Council withhold making any judgment of passing such an emergency ordinance at this time; that it be presented at the time of the regular ordinance. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

It was the request of Councilman Brewster that a map of existing "O" zones be provided, along with a brief description of what is allowed in each one. City Attorney Remelmeyer responded that he would furnish such information, along with a map showing how it is now and how it will be with passage of the ordinance.

19. Communication regarding the Planning Commission's request for abatement of nonconforming uses in the Southeast Torrance area.

City Attorney Remelmeyer noted that, as previously indicated to the Council, this is an extraordinarily difficult problem, and that he had stated that a report would be forthcoming by Christmas, 1970.

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There was discussion regarding the time element - as well as the monumental task confronted by the City Attorney in this undertaking.

Mr. David Bowie, president, Southeast Torrance Homeowners Association, 2302 -229th Place, advised that this is a subject of great concern to the homeowners in this area -- their main objective is that the City act with all possible speed to bring in a very good ordinance to solve both the "O" zone problem and the nonconforming use problem. Mr. Bowie then requested that those present on this matter stand --- there was a large representation in the audience and these interested residents obliged.

MOTION: Councilman Uerkwitz moved that the report on nonconforming uses be returned to the Council on November 24, 1970. The motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

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

It was the comment of Councilman Johnson that his "no" vote was for the reason that the City Attorney should be given the date he suggested and then held to it.

20. ORDINANCE regarding the extension of a moratorium on the construction of buildings and structures on property adjacent to Santa Cruz Court and declaring the presence of an emergency.

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

ORDINANCE NO. 2118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING THE EXTENSION OF A MORATORIUM ON THE CONSTRUCTION OF BUILDINGS AND STRUCTURES ON PROPERTY ADJACENT TO SANTA CRUZ COURT AND DECLARING THE PRESENCE OF AN EMERGENCY.

Councilman Uerkwitz moved for the adoption of Emergency Ordinance No. 2118 at its first and only reading. His motion was seconded by Councilman Johnson, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber  
Uerkwitz, and Wilson.  
ABSTAIN: COUNCILMEN: Mayor Miller (reasons previously given).

21. RESOLUTION approving a Variance to allow the use of a single-family residence in the R-1 zone for a child care business (PCC NO. V 70-8, Shore).

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

RESOLUTION NO. 70-171

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE APPROVING A VARIANCE FROM THE PROVISIONS OF DIVISION 9, CHAPTER 1, ARTICLE 4, OF THE TORRANCE MUNICIPAL CODE, AS APPLIED FOR BY DONALD AND CAROL ANNE SHORE IN PLANNING COMMISSION CASE NO. V 70-8.

Councilman Sciarrotta moved for the adoption of Resolution No. 70-171. His motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

APPEALS - OTHER THAN PLANNING AND ZONING:

22. APPEAL OF MAKEUP PAVING POLICY, TRACTS 29156 (Don Wilson Builders) and 30638 (5520 W. 190th Street Corporation - C.N. Cake).

RECOMMENDATION OF CITY ENGINEER:

That appeal be denied.

Present was Mr. Don Wilson, as was Mr. Don Watley, Engineering Services Corporation, 1127 West Washington Blvd., Los Angeles, who explained to the Council an apparent series of misunderstandings in this matter relative to the absorption of the costs of the paving.

It was agreed that this was a matter best referred to the Council Public Works Committee. Mayor Miller so MOVED; his motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

23. Appeal of License Fee, American Postal Corporation.

Held for one week, at the request of the proponents.

REAL PROPERTY:

24. RESOLUTION authorizing the execution of Airport Lease between the City of Torrance and George H. Whittlesey and repealing Resolution No. 70-142.

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

RESOLUTION NO. 70-172

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE EXECUTION OF THAT CERTAIN AIRPORT LEASE, DATED JULY 1, 1970, BETWEEN THE CITY OF TORRANCE AND GEORGE H. WHITTLESEY, AND REPEALING RESOLUTION NO. 70-142, WHICH AUTHORIZED EXECUTION OF A LEASE DOCUMENT DATED APRIL 1, 1970.

Councilman Brewster moved for the adoption of Resolution No. 70-172. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

TRAFFIC AND LIGHTING:25. TRAFFIC PROBLEMS - 234th and Anza.

The Chairman of the Southwood Riviera-Meadow Park Traffic Committee, Mrs. Carol Sussman, distributed a letter of record to the Council wherein it is indicated that they do not concur with the recommendations of the Traffic Engineer and outlining their reasons for disagreement; it is their feeling that a traffic signal is warranted and that it should be provided top priority.

In response, Traffic Engineer Horkay advised that this particular intersection, following considerable study, would still be deemed a low priority for signalization.

Discussion followed on the matter of signal priorities, and possible solutions for this intersection. Councilman Brewster suggested that an overhead blinking red light would prove effective.

It was the opinion of Councilman Wilson that the recommendations of the Traffic Engineer would serve as a stop-gap for the present until there can be further study and a determination. Dr. Wilson then MOVED to concur with the recommendations of the Traffic and Lighting Department at this time, so that the study can continue and with review of the establishment of priorities. The motion was seconded by Councilman Johnson.

Prior to roll call vote on the motion, there were further speakers:

Mrs. Carmen Rivera, 4003 West 235th Street, thought a minority report of the homeowners Traffic Committee might be of interest to the Council: any kind of safety and/or traffic control at the subject intersection is very, very urgent. In her opinion, a stop sign would solve the major problems at that intersection. The recommendations of Traffic Engineer Horkay will not help the Anza Avenue "S" curve -- the cutting through of Anza Avenue has placed a great imposition on their community, and they are deserving of some sort of protection.

Mr. John Conway, president of Southwood Riviera Homeowners Association, recommended that the "no parking" in the Traffic Engineer's recommendations be deleted -- this is only a further imposition on the residents and will not materially improve the safety.

Councilman Brewster again referred to the blinking red light and inquired as to the cost thereof -- Mr. Horkay advised, approximately \$500. This was discussed with some enthusiasm by the Council, in spite of Mr. Horkay's indication that he could not recommend such an arrangement inasmuch as such lights have been ineffective in other areas.

Next to speak was Mr. Warner Bergh, 3844 West 180th Place, who pointed out the possibility of a future freeway in this area.

Mrs. Kathy Bresnahan, 23505 Evalyn, reported on the success of an overhanging red light in Redondo Beach -- she also joined in expressing concern for the safety of her children and all children in regard to this intersection. A signal would be preferred by Mrs. Bresnahan, but the overhanging red light would be her second choice.

Mrs. Sussman returned to comment that the overhanging red light sounds very desirable and could prove to be a very satisfactory interim solution, with the signal for future installation.

A SUBSTITUTE MOTION was offered by Councilman Surber: That an overhanging, flashing dual lights stop sign be installed, and with a warning sign in the proper footage north and south of the impending stop sign, it being understood that the crosswalk would be painted and that there would be the standard 4-way stop sign. The motion was seconded by Councilman Sciarrotta, and roll call vote was unanimously favorable.

Mayor Miller requested that Staff return with a report on this situation in 90 days.

The main motion made by Councilman Wilson was amended to include: That the subject signal be placed on the priority list with Staff to determine its position, to be reviewed by the Council. Roll call vote on the MAIN MOTION was unanimously favorable.

FISCAL MATTERS:

26. ORDINANCE providing for the remittance of the alcoholic beverage consumption taxes collected until July 1, 1970, and declaring the presence of an emergency.

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

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ORDINANCE NO. 2119

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF TORRANCE PROVIDING FOR  
THE REMITTANCE OF THE ALCOHOLIC  
BEVERAGE CONSUMPTION TAXES COLLECTED  
UNTIL JULY 1, 1970, AND DECLARING  
THE PRESENCE OF AN EMERGENCY.

Councilman Wilson moved for the adoption of Emergency Ordinance No. 2119 at its first and only reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

It was reported by Councilman Sciarrotta that Assemblyman Beverly had advised him this date that the giving the cities the privilege of a Tipplers Tax had been turned down by the Committee; however, another attempt will be made at the beginning of the year.

WATER SYSTEM:

27. FIRE SUPPRESSION FLOW REQUIREMENTS.  
Jewell Land Company and the Alter Companies.

The report from the City Attorney and Water System Manager of July 17th was noted, as was the report from the Council Public Works Committee dated July 28th.

Mr. C.N. Cake, #1 Pine Tree Lane, Rolling Hills, was present, and inquired if the 1911 Act is a fact -- City Attorney Remelmeyer responded that it has just been endorsed in principle, with the necessary studies yet to be conducted, to come back to the Council at the appropriate time on completion of the studies for establishment of the boundaries of the District. Mr. Remelmeyer added that the loop line will probably be done under a separate 1911 Act at a later time, per the thought of the Public Works Committee.

Mr. Cake indicated that this procedure was satisfactory with him -- his concern is the need for two water meters, which the Water Department will not do, and it was his request that the Council instruct the Water Department to so accomodate him so that it will be possible to move tenants into this new apartment development.

Water System Manager Borgwat advised that it was his contention that the City should have these additional facilities before such installation to provide water for the property.

Discussion followed, and it was the suggestion of Mayor Miller that the Council concur in principle with the Public Works Committee, with consideration of the water meters treated as a separate item.

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Mr. Cake reiterated his dire need for the water meters, the fact that there is sufficient rate of flow, and restated as well that he will go along with the 1911 Act.

It was clarified by Fire Chief Lucas that the Uniform Fire Code states that they shall determine the fire flow.. necessary to adequately protect a building, and the nationally recognized standards are used. Chief Lucas added that the fire flow is figured on maximum flow necessary to cover that type of structure for total involvement; the present flow in the subject case would not be adequate for that type of fire.

It was deemed erroneous on the part of the City by Mr. Cake in giving him a building permit, only to learn at this stage of the game that he cannot have the water meters. It was the final statement of Mr. Cake that he will agree to the 1911 Act, give him his two meters; he has \$5000 on deposit, with only \$1500 per meter required.

At Councilman Wilson's question as to any possibility of City liability in case of fire in these apartments without the necessary water pressure -- City Attorney Remelmeyer replied no, there is a specific provision which relieves the City in this regard.

MOTION: Councilman Wilson moved to concur with the recommendations of the Council Public Works Committee. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

MOTION: Councilman Johnson moved that Mr. Cake be given his water meters, with the understanding that he will join with the 1911 Act, and further subject to the filing of a letter of consent of what he has orally agreed to do. The motion was seconded by Councilman Surber, and there were no objections.

Noted by Mr. Borgwat was the fact that in addition to the two water meters, he is also required to install an 8" fire protection meter for the sprinkler system in the underground garage. Mr. Cake commented that he will confer with Chief Lucas on this, the actual sprinkler system has not yet been determined.

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The hour being 9:15 P.M., a 5-minute recess was ordered by Mayor Miller.

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ITEMS NOT OTHERWISE CLASSIFIED:

28. RESOLUTION authorizing and directing the City Clerk to store City records and documents outside the City Hall complex.

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

RESOLUTION NO. 70-173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO STORE CITY RECORDS AND DOCUMENTS OUTSIDE THE CITY HALL COMPLEX.

Councilman Johnson moved for the adoption of Resolution No. 70-173. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

29. RESOLUTION OF RECORD DESTRUCTION.

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

RESOLUTION NO. 70-174

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. 70-174. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

30. ORDINANCE "A" pertaining to inoperative vehicles, and ORDINANCE "B" dealing with litter and debris.

A graphic self-explanatory slide presentation was made by Mr. William Burchfield, Torrance Beautiful Commission.

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

ORDINANCE NO. 2120

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 29 TO CHAPTER 2 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR THE ABATEMENT AND REMOVAL AS PUBLIC NUISANCES OF ABANDONED, WRECKED, DISMANTLED OR INOPERATIVE VEHICLES, OR PARTS THEREOF, FROM PUBLIC OR PRIVATE

PROPERTY, NOT INCLUDING HIGHWAYS AND  
RECOVERY OF COSTS OF ADMINISTRATION  
THEREOF AS AUTHORIZED BY SECTION 22660  
VEHICLE CODE.

Councilman Brewster moved for the approval of Ordinance No. 2120 at its first reading. His motion, seconded by Councilman Sciarrotta, was unanimously approved by roll call vote.

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

ORDINANCE NO. 2121

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING ARTICLE 30 TO CHAPTER 2 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE PROVIDING FOR THE ABATEMENT AND REMOVAL AS PUBLIC NUISANCES OF JUNK, REFUSE, RUBBISH AND LITTER FROM PUBLIC AND PRIVATE PROPERTY IN THE CITY OF TORRANCE.

It was pointed out by Sr. Structural Plans Examiner Breiholz that the effective carrying out of the above ordinances will place a substantial burden on those responsible for such follow-through. Mayor Miller indicated that the department should do the best it can, with review at the time of next year's budget considerations.

Councilman Wilson moved for the approval of Ordinance No. 2121 at its first reading. His motion was seconded by Councilman Sciarrotta, and carried, with roll call vote as follows:

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

PERSONNEL MATTERS:

31. ORDINANCE (Revised) regarding Crossing Guards.

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

ORDINANCE NO. 2122

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING PART IX, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE GOVERNING EMPLOYMENT COMPENSATION PROVISIONS FOR SEASONAL-RECURRENT EMPLOYEES AND ADDING A NEW PART IX RELATING TO SAME.

Councilman Sciarrotta moved for the approval of Ordinance No. 2122. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

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SECOND READING ORDINANCES:32. ORDINANCE NO. 2111.

It was the comment of Councilman Johnson that he is now satisfied that the formula used is a very good one -- consultations were held with several people who concurred as to the merits of the formula and found <sup>it</sup> very acceptable to them -- a caution, however, was noted in that density alone is not a solution but, rather, the balance between density, quality of construction, livability, economy, etc. should be sought.

Modifications were suggested by Councilman Johnson by way of some credit being given where parking space is voluntarily increased over and above the formula requirements; further, that there be some additional credit for open space requirements where a swimming pool is involved.

A further recommendation by Councilman Johnson was that there be a transition period to permit those who are now almost complete in their design, or who have obtained their financing and are ready for permits, which would permit them to work out their drawings under the old ordinance.

At the request of Mayor Miller, City Clerk Coil presented for its second reading:

ORDINANCE NO. 2111

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A SECTION TO ARTICLE 2, CHAPTER 1, DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO DEFINE UTILITY AREA; AMENDING SECTIONS 91.7.9, 91.8.5, 91.9.10, 91.10.2, 91.20.9, AND 91.21.8 OF SAID CODE REGARDING LAND AREA PER DWELLING IN THE R-3, RR-3, R-4, R-P, C-1 AND C-2 ZONES TO REQUIRE A CONDITIONAL USE PERMIT FOR HIGH DENSITY APARTMENTS; ADDING A SECTION REGARDING THE R-P ZONE TO ARTICLE 10, CHAPTER 1, DIVISION 9 OF SAID CODE ENTITLED "LOT DIMENSIONS"; AND ADDING A SECTION TO ARTICLE 3, CHAPTER 5, DIVISION 9 OF SAID CODE TO SPECIFY THE CRITERIA FOR GRANTING RESIDENTIAL DENSITY IN EXCESS OF THE CODE PROVISIONS.

Councilman Johnson moved for the adoption of Ordinance No. 2111 at its second and final reading. His motion was seconded by Councilman Uerkwitz, and roll call vote was unanimously favorable.

It was the comment of Councilman Brewster, at the time of his "yes" vote, that he feels this a good starting point; no doubt there will be a need for refinement from time to time and there will be improvement on it, but it does represent a good start.

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Councilman Johnson returned to discuss his earlier recommendations re: credit for parking spaces and swimming pools. Planning Director Shartle noted that the matter of the parking spaces is automatic and is contained in the ordinance -- as to the swimming pool, the ratio was considered, as were the merits of a pool vs. a tennis court, putting greens, etc. It was the request of Councilman Johnson that Planning Director Shartle return with some suggestions and figures as to what a pool or tennis court or like facilities might be given over and above regular open space.

The "transition period" was next considered -- it was the consensus that Council approval should be sought on an individual case basis, rather than creating a policy in this regard.

33. ORDINANCE NO. 2115.

At the request of Mayor Miller, City Clerk Coil presented for its second reading:

ORDINANCE NO. 2115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE PLACING A MORATORIUM ON THE OCCUPANCY OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF CARSON STREET AND MAPLE AVENUE AND REPEALING EMERGENCY ORDINANCE NO. 2114 RELATING TO THE SAME MATTER.

(Humble Oil Station)

Councilman Sciarrotta moved for the adoption of Ordinance No. 2115 at its second and final reading. His motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber,  
Wilson, and Mayor Miller.  
NOES: COUNCILMEN: Uerkwitz (he feels the moratorium is  
for an unreasonable period of time).

34. ORDINANCE NO. 2116.

At the request of Mayor Miller, City Clerk Coil presented for its second reading:

ORDINANCE NO. 2116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ARTICLE 5, CHAPTER 1, DIVISION 3 OF THE CODE OF THE CITY OF TORRANCE AND AMENDING SECTION 33.17.5 OF ARTICLE 17, CHAPTER 3, DIVISION 3 OF THE CODE OF THE CITY OF TORRANCE, SUBSTITUTING THE WORDS "VEHICLE IDENTIFICATION TAGS" FOR THE FORMER WORDS "VEHICLE PLATES".

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Councilman Wilson moved for the adoption of Ordinance No. 2116 at its second and final reading. His motion, seconded by Councilman Uerkwitz, was unanimously approved by roll call vote.

35. ORDINANCE NO. 2117.

At the request of Mayor Miller, City Clerk Coil presented for its second reading:

ORDINANCE NO. 2117

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 17.41.2 OF PART IV, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE BY ADDING THE CLASS OF SENIOR SYSTEMS ANALYST TO THE OCCUPATIONAL LIST OF CLASS TITLES.

Councilman Johnson moved for the adoption of Ordinance No. 2117 at its second and final reading. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

NONCONTROVERSIAL ITEMS:

36. EXPENDITURES OVER \$300:

RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

A. BUDGETED:

1. \$606.63 to Don Renner Company for one each precast concrete turtle and porpoise playground equipment manufactured by the Form Play Equipment Company, as requested by the Recreation Department for use at the Joslyn Center.
2. \$659.90 to Victor Comptometer Corporation for one only calculator as budgeted for by the City Treasurer's office.
3. \$1727.25 to Brewster's Map Service to incorporate two years of zoning changes which have taken place in Torrance on master zone maps drawn to scale which were developed by Brewster's Map Service Company.
4. \$1308.20 to Motorola Communications and Electronics Company for one only 4-frequency Mobile Radio, complete with all cables and antenna, as requested by the Airport Department.

B. SPECIAL ITEMS:

5. \$7600.01 to Campbell & Hall, c/o Harry R. Wilson, for 973 adult books and 580 juvenile books.

37. CLAIM of Victor E. Benstead for property damages.

RECOMMENDATION OF CITY CLERK:

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

38. AWARD OF CONTRACT - Street Striping Paint  
(Annual Expenditure - \$9,500)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

Based on the results of the test conducted, it is recommended that an annual contract be awarded to Centerline Products Company (formerly J.E. Bauer Company) for the City's annual requirement of 2,800 gallons of NON-REFLECTIVE street marking paint in the amount of \$7,592.00 including tax.

It is further recommended that an annual contract be awarded to Golden State Paint Company for the City's annual requirement of 700 gallons of REFLECTIVE street marking paint in the amount of \$2,000.00 including tax. Delivery of this paint is "as requested" by the Traffic and Lighting Department.

39. RENEWAL OF ANNUAL CONTRACT - Street Striping Glass Beads.  
(\$2,400 annual usage)

RECOMMENDATION OF FINANCE DIRECTOR/PURCHASING SUPERVISOR:

That Council approve of renewing the annual contract with the Cataphote Company for street striping glass beads at a new revised lower price of \$235.00 per ton.

40. Withdrawn.

41. Considered separately.

42. CONSTRUCTION OF CURB AND GUTTER ON NORTH SIDE TORRANCE BOULEVARD WESTERLY OF MADRONA AVENUE (INFORMAL BID) - NOTICE OF COMPLETION.

RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted; and
2. That final payment be made to the contractor, Norman T. Ruggles, in the amount of \$1,060.00.

43. REQUEST FOR EXTENSION OF TIME ON SUBDIVISION AGREEMENT - Tract No. 26484 (Subdivider: Don Wilson Builders).

RECOMMENDATION OF CITY ENGINEER:

1. That time extension of Subdivision Agreement be extended to July 31, 1971; and
2. That Subdivision Bond No. 584496, General Insurance Company of America, be reduced from \$34,000 to \$3,500.

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44. COMPLETION OF CONTRACT 1064 with U.H. Harter Company to excavate and install 16" water pipe, valves and fittings per plan WP-1 (Van Ness Avenue, 190th Street to Del Amo Blvd.) - Bid B 69-49.

RECOMMENDATION OF WATER SYSTEM MANAGER:

That Council formally accept the project and authorize the payment of the 10% retainer of the \$48,611.00 contract price in the amount of \$4,861.10 thirty-five days after acceptance.

MOTION: Councilman Sciarrotta moved to concur with the recommendations on agenda items 36,37,38,39,42,43, and 44. His motion was seconded by Councilman Uerkwitz, and carried, with roll call vote as follows:

AYES: COUNCILMEN: Brewster, Johnson, Sciarrotta, Surber,  
Uerkwitz, Wilson, and Mayor Miller.  
NOES: COUNCILMEN: None.

41. TORRANCE BOULEVARD LIGHTING IMPROVEMENT DISTRICT - SERIES 25.

RECOMMENDATION OF CITY TRAFFIC ENGINEER:

That Council accept the work on Contract No. C1097 (Torrance Boulevard Lighting Improvement District - Series 25) and set August 25th as the date for the Public Hearing.

Mr. George Peckham, 1933 West 233rd Street, spoke on this matter and advised that property owned by him in the subject area is being used as a dump by contractors; it was his request that his property be cleaned up. City Manager Ferraro stated that Staff will investigate and report back.

Further noted by Mr. Peckham was the situation existing in the vicinity of 2225 Sepulveda in that there is a jog of some 50 ft. of unpaved road which represents a real hazard. Staff will investigate this matter as well.

MOTION: Mayor Miller moved to concur with the above recommendation of the City Traffic Engineer, subject to investigation by Staff of the above complaint by Mr. Peckham. The motion was seconded by Councilman Johnson, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

45. Concurrence of the Council was requested by Councilman Uerkwitz for the presentation of a special plaque to Police Lieutenant Swayne Johnson in recognition of his 29 years of service with the City. Lieutenant Johnson plans to retire on July 31st. There were no objections to Councilman Uerkwitz' request, and it was so ordered.

46. Councilman Wilson introduced teenager Joe Valento, 3736 West 170th Street, who recommended the establishment of a "hot line" for teenagers -- the efforts in this regard by the Youth Welfare Commission were described by Administrative Assistant Menard. Mr. Menard will work further with Mr. Valento and his ideas.

47. Mr. Harrison Scott, 908 Patronella, furnished the Council with a report on a noise problem emanating at the Cosmodyne Corporation, and detailed as well the results of a meeting with officials of this company, along with City representatives, where an attitude of cooperation prevailed. Mr. Scott expressed his concern at the noise threat represented here, and he urged that the City follow through on this very real problem.

Airport Manager Egan stated that the company requested one month to improve the situation -- Mr. Egan will return there in the next two weeks in an attempt to resolve the problem.

Along these same lines, Councilman Uerkwitz inquired as to the status of the noise ordinance -- Airport Manager Egan advised that a model ordinance is presently being studied by the committee, and there should be something definitive to present to the Council in approximately one month.

48. Mr. Chris Sorenson, 21150 Hawthorne, referred to his understanding, in reference to the Inglewood Farms/Foley property, that R-3 zoning was to be considered by the Planning Commission along with the M-L zoning. (Council meeting of July 7th)

It was clarified by Mayor Miller that at the July 14th Council meeting, and at the request of the Planning Director in view of some confusion surrounding the matter, the Council defined their intent, that it be returned to the Planning Commission on an M-L basis only.

Discussion followed on some of the past history of this consideration -- with Mayor Miller noting that Mr. Sorenson had withdrawn this case a few months ago; with some six months to wait before reapplication could be made; the same thing can still be done, regardless of the above action of the Council. Mr. Sorenson indicated that industrial development is now contemplated, and he was advised by the Mayor that the pending hearings before the Planning Commission does not preclude his right to make application for R-3 or M-1 or whatever the case might be.

49. Mr. Dick Hall, 4622 Paseo de las Tortugas, president of the Riviera Homeowners Association reported on the pleasure of the Association in reading of Mayor Miller's proposal that there be residential land limits. The Riviera Homeowners Board voted unanimously to support the ideas expressed in this article, and offered to help in any manner that they can.

It was the request of Mayor Miller that the subject article be referred to the Planning Commission for an in-depth study -- while the Mayor feels it a good suggestion, there should be an opportunity for varied and perhaps differing opinions.

The meeting was regularly adjourned at 10:15 P.M.

\* \* \* \*

*Vernon W. Coil*

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

APPROVED BY:

*Ken Miller*

Mayor of the City of Torrance