

I N D E XCity Council - February 10, 1976

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Adjourned at 11:00 P.M.

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February 10, 1976

MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL

OPENING CEREMONIES:

1. CALL TO ORDER:

The Torrance City Council convened in an Adjourned Regular Meeting on Tuesday, February 10, 1976, at 6:30 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Geissert, Surber, and Wilson. Councilman Brewster arrived at 8:00 P.M. Absent: Councilman Uerkwitz; Mayor Miller.

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

In the absence of Mayor Miller, Mayor Pro Tem Geissert assumed leadership of the meeting.

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3. FLAG SALUTE:

Mr. Pat McLain led in the salute to the flag.

4. INVOCATION:

The invocation for the meeting was provided by Councilman Wilson.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved that the minutes of January 13 and January 20, 1976 be approved, as recorded. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

6. MOTION TO WAIVE FURTHER READING:

Councilman Surber moved that after the City 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 Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

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7. COUNCIL COMMITTEE MEETINGS:Legislative Liaison:

Will meet on February 17th at 4:30 P.M.

Considered by the Council at this time, out of order:

COMMISSION MATTERS:13. INTERVIEWS FOR COMMISSION VACANCIES:

The following people made application for vacancies on the Civil Service, Library, Park and Recreation, and Water Commissions; the Torrance Disaster Council; and the Inter-City Transportation Committee: Scott Albright; William Applegate; Charles Brandt; Frank Briganti; Lee Clukey; Charles Dishon; Robert Dutton; Robert Fox; Ruth Gross; Cindi Hammond; Don Hyde; Henry Kirk; Ursel Nolte; Helen Rodgers; Betty Rogers; Marilyn Wiczynski; and Harold Widney.

On conclusion of the presentations, Mayor Pro Tem Geissert announced that appointments would be made on February 17th, when Councilman Brewster and Mayor Miller would be present and able to participate in the selections.

PRESENTATION:8. OPERATING PROGRAM STATUS AND PERFORMANCE MEASURES -
Park and Recreation Department.

Director of Park and Recreation Van Bellehem provided the Operating Program Status and Performance Measures presentation for his department. Councilmembers commended his efforts in an outstanding report.

PROCLAMATIONS:

9. KASHIWA/TORRANCE SISTER CITY WEEK - February 15-20, 1976.
10. KASHIWA DAY IN TORRANCE - February 20, 1976.
11. ACTIVE 20-30 WEEK - February 8-14, 1976.
12. SUSAN B. ANTHONY DAY - February 15, 1976.

So proclaimed by Mayor Pro Tem Geissert.

13. See above.

REAL PROPERTY:

14. RESOLUTION re: purchase of Parcel D for Sur La Brea Park.

RESOLUTION NO. 76-18

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXECUTION

OF A STIPULATION FOR JUDGMENT (AND THE
PAYMENT OF MONIES THEREFOR) FOR THE
ACQUISITION OF CERTAIN PROPERTY IN SUR
LA BREA PARK
(Rhea V. Cox - Parcel D)

Councilman Armstrong moved for the adoption of Resolution No. 76-18. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

15. RESOLUTION re: purchase of Parcel A for Sur La Brea Park.

RESOLUTION NO. 76-19

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING THE EXECUTION
OF A STIPULATION FOR JUDGMENT (AND THE
PAYMENT OF MONIES THEREFOR) FOR THE ACQUI-
SITION OF CERTAIN PROPERTY IN SUR LA BREA PARK
(William J. Ripling - Parcel A)

Councilman Surber moved for the adoption of Resolution No. 76-19. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

16. RESOLUTION authorizing the amendment of those certain operating agreements of James A. Philpott and Robert L. Marks.

RESOLUTION NO. 76-20

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING THE AMENDMENT
OF THOSE CERTAIN OPERATING AGREEMENTS OF
JAMES A. PHILPOTT AND ROBERT L. MARKS

Councilman Wilson moved for the adoption of Resolution No. 76-20. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

17. RESOLUTION re: Hold Harmless Agreement with Donald L. Blue.

RESOLUTION NO. 76-21

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE APPROVING A HOLD HARMLESS
AGREEMENT WITH DONALD L. BLUE AND APPROVING
AMENDMENTS TO HIS AIRPORT MOBILE FUELING
AGREEMENT AND A CERTAIN GROUND LEASE, AND
AUTHORIZING THE MAYOR AND CITY CLERK TO
EXECUTE THESE DOCUMENTS

Councilman Wilson moved for the adoption of Resolution No. 76-21. His motion, seconded by Councilman Surber, was unanimously approved by roll call vote (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

18. RESOLUTION re: purchase of certain Southern Pacific property and for the exchange of easements related to the completed widening of Torrance Boulevard.

RESOLUTION NO. 76-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT WITH THE SOUTHERN PACIFIC TRANSPORTATION COMPANY FOR THE PURCHASE OF PROPERTY AT TORRANCE BOULEVARD BETWEEN LLEWELLYN AND CABRILLO AVENUES AND AUTHORIZING THE PAYMENT OF \$36,235

Councilman Armstrong moved for the adoption of Resolution No. 76-22. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

TRANSPORTATION MATTERS:

19. APPROPRIATION OF FUNDS FOR TEMPORARY PILOTS LOUNGE FOR THE TORRANCE MUNICIPAL AIRPORT.

RECOMMENDATION OF DEPARTMENT OF TRANSPORTATION:

That the Department of Transportation be authorized to proceed with the relocation of the Wilson building to the Airport to establish a temporary Pilots Lounge, and an additional \$4,000 be appropriated from Airport Retained Earnings for this project.

MOTION: Councilman Surber moved to concur with the above stated recommendation of Staff, subject to review and approval by the Airport Commission. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Councilman Brewster had not yet arrived at the meeting; Councilman Uerkwitz, Mayor Miller absent).

FISCAL MATTERS:

20. MIDYEAR BUDGET REVIEW.

RECOMMENDATION OF FINANCE COMMITTEE:

That the Council reinstate and appropriate \$30,402 from the adjusted higher general operating revenues for the Library program services (per memorandum of February 6, 1976) for the remaining five months of this fiscal year. The Committee also recommends that the City Council review the financial impact to the City if the Utility Users' Tax is modified as reflected in the memorandum of record from the Finance Director.

(Councilman Brewster arrived at the meeting at this time, the hour being 8:00 P.M.)

A resume' of the Midyear Budget Review and the City's overall financial picture was provided by Mayor Pro Tem Geissert and Assistant City Manager Scharfman.

Representing the Budget Review Committee, Torrance Area Chamber of Commerce, Mr. John Rice commended the Torrance Library System, and deemed it a System which should be "first class all the way" -- however, alternatives should be studied before more money is authorized. As to the Utility Users's Tax, Mr. Rice reported on industry's economic difficulties, and urged that every effort be made to make industry in Torrance comparable to other areas.

Mr. John Crain, on behalf of the Library Commission, indicated the Commission's unanimous support of the request of the City Librarian as presented to the Committee.

MOTION: Councilman Surber moved to concur with the recommendation of the Finance Committee. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

21. KASHIWA DELEGATION VISIT.

RECOMMENDATION OF CITY MANAGER:

That Council approve the program budget modification, of record in February 5, 1976 communication, with the understanding that City expenditures will not exceed \$1,250. The necessary monies would come from the Unappropriated Reserve of the General Fund.

MOTION: Councilman Armstrong moved to concur with the above stated recommendation. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz; Mayor Miller).

22. POLICE VEHICLE BIDS.

RECOMMENDATION OF PURCHASING SUPERVISOR/EQUIPMENT SUPT.:

- A. That Council reject all bids received on City Bid #B76-2.
- B. That Council approve Torrance's joining with Los Angeles County on their bid #S747 to purchase Torrance's budgeted 11 police patrol units from the successful bidder of Los Angeles County's bid - Harry Mann Chevrolet - in the amount of \$4,438.32 each, plus sales tax, for a total amount of \$51,750.81, including tax.

MOTION: Councilman Surber moved to concur with the above recommendation. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz; Mayor Miller).

PUBLIC WORKS:

23. RESOLUTION re: 190th Street Grade Separation.

RESOLUTION NO. 76-23

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND CITY CLERK TO EXECUTE AND

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ATTEST THAT CERTAIN CONSTRUCTION AND
MAINTENANCE AGREEMENT CONCERNING THE
190TH STREET UNDERPASS OF THE AT&SF CO.
HARBOR BRANCH LINE BETWEEN THE ATCHISON,
TOPEKA AND SANTA FE RAILWAY COMPANY, THE
COUNTY OF LOS ANGELES AND THE CITY OF
TORRANCE

Councilman Wilson moved for the adoption of Resolution No. 76-23. His motion, seconded by Councilman Brewster, was unanimously approved by roll call vote (Councilman Uerkwitz, Mayor Miller absent).

ELECTION MATTERS:

24. RESOLUTION ordering the canvass of the General Municipal Election of March 2, 1976.

RESOLUTION NO. 76-24

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE, CALIFORNIA, ORDERING THE
CANVASS OF THE GENERAL MUNICIPAL ELECTION
TO BE HELD ON THE 2ND DAY OF MARCH, 1976,
TO BE MADE BY THE CITY CLERK OF THE CITY
OF TORRANCE

Councilman Surber moved for the adoption of Resolution No. 76-24. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

MANPOWER MATTERS:

25. RESOLUTION re: On-The-Job Training Programs.

RESOLUTION NO. 76-25

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF TORRANCE AUTHORIZING AND DIRECTING
THE MAYOR AND CITY CLERK TO EXECUTE AND
ATTEST THAT CERTAIN CONTRACT FOR ON-THE-JOB
TRAINING BY AND BETWEEN THE CITY OF TORRANCE
AND AERO-CRAFT HYDRAULICS, INC.; INDUSTRIAL
MOLDING CORPORATION; AND LAURENCE C. REICHEL,
D.D.S., INC.

Councilman Armstrong moved for the adoption of Resolution No. 76-25. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

PARK AND RECREATION MATTERS:26. FEASIBILITY STUDY FOR CREATION OF AN ADDITIONAL "COMMUNITY GARDENS" PROGRAM.RECOMMENDATION OF PARK AND RECREATION DIRECTOR:

That Council adopt "Option B", the development of Ocean Avenue Extension at Lago Seco Park. Development of this site would provide 72 garden plots in the southern portion of the City.

Staff further recommends that an amount not to exceed \$4,000 be appropriated from the Recreation Programs Development Fund. Monies would be used to implement the physical establishment, the on-going maintenance and recurrent hours for coordination on the Ocean Avenue/Lago Seco site.

MOTION: Councilman Surber moved to concur with the above stated recommendation. The motion was seconded by Councilman Wilson.

Prior to roll call vote on the motion, Councilman Brewster indicated his preference that this matter be referred to the Park and Recreation Commission -- further, there is need for additional cost development information. Mr. Brewster also recommended review of the various sump sites throughout the City, and indicated his reluctance regarding the use of such valuable land as proposed in this case for such a limited number of people.

Councilman Surber's motion carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Armstrong, Surber, Wilson;
Mayor Pro Tem Geissert.
NOES: COUNCILMEMBERS: Brewster.
ABSENT: COUNCILMEMBERS: Uerkwitz; Mayor Miller.

It was the request of Councilman Brewster that Staff and the Park and Recreation Commission review the merits of using a sump for the community gardens project, using the Ocean Avenue Sump as an example. There were no objections, and it was so ordered.

27. ADDITIONAL ENTRANCES TO SEASIDE SUMP.RECOMMENDATION OF PARK AND RECREATION COMMISSION/PARK AND RECREATION DEPARTMENT:

That accesses B,C, and D be used as additional entrances to the site - further, that the matter of installing boulevard stop signs be referred to the Traffic Commission.

Staff presentation was made by Recreation Programs Administrator Sutter.

Residents present to reiterate the problems described at the Park and Recreation Commission meeting were: Mr. Fred Hand (Lot 21); Mr. Paul Retger, 23043 Doris Way; and Mrs. Barrison, 23135 Doris Way.

Mayor Pro Tem Geissert requested that notification be given these people, and other interested parties of record, when this matter is before the Traffic Commission.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Park and Recreation Commission and Department. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz; Mayor Miller).

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The hour being 8:50 P.M., Councilman Wilson moved to recess as the City Council, and reconvene as the Redevelopment Agency. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

A 10-minute recess followed at 8:52 P.M.

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PERSONNEL MATTERS:

- 28. ORDINANCE re: Inactive Status - Torrance Police Officers Association.

ORDINANCE NO. 2632

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW SECTION TO ARTICLE 6 OF PART VIII OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE PERTAINING TO INACTIVE STATUS

Councilman Armstrong moved for the approval of Ordinance No. 2632 at its first reading. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz; Mayor Miller).

- 28A. ORDINANCE re: Inactive Status - Local 1117, AFSCME.

ORDINANCE NO. 2633

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING A NEW SECTION TO ARTICLE 6 OF CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE RELATING TO INACTIVE STATUS

Councilman Wilson moved for the approval of Ordinance No. 2633 at its first reading. His motion, seconded by Councilman Armstrong, was unanimously approved by roll call vote (Absent: Councilman Uerkwitz; Mayor Miller).

MATTERS NOT OTHERWISE CLASSIFIED:

29. ENTRANCE SIGN FOR MEADOW PARK REDEVELOPMENT PROJECT.

RECOMMENDATION OF PLANNING DIRECTOR:

That the Meadow Park entrance sign be held in abeyance pending future Council determination if it would be (1) appropriate to have one sign for both Redevelopment Projects, or (2) one sign for each Redevelopment Project, or (3) find that no signs are really necessary. Staff also recommends that the remaining portion of the \$8,000 previously appropriated for the Meadow Park entrance sign (approximately \$7,400) be returned to the Unappropriated Reserves of the City.

MOTION: Councilman Surber moved to concur with the above stated recommendation of the Planning Director. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

PLANNING AND ZONING MATTERS:

30. 2 ORDINANCES - To require Conditional Use Permit for secondary recovery oil operations, and to provide for the creation of 0-5 combining oil districts and establishing regulations therefor.

Clarification was provided by City Attorney Remelmeyer.

The need for review by the Oil Board, Planning Commission, Ad Hoc Oil Committee, etc., prior to taking action on the subject ordinances was noted by Councilman Wilson. City Attorney Remelmeyer advised that the ordinances were presented at this time in compliance with Council direction, normal procedure being that the Council would then direct their disposition.

MOTION: Councilman Armstrong moved to refer Item #30 to the Council Ad Hoc Committee on Oil Matters, with notification to interested parties, as well as to Planning Commission/Oil Board representatives. The motion was seconded by Councilman Wilson.

Mr. Henry Nowicki noted the absence of Oil Board input into the ordinances, although originally requested by this group, and expressed his displeasure at this turn of events, with particular criticism of the City Attorney's role in the matter. Councilman Armstrong responded that the intent of his motion is to acquire appropriate input, and it is inappropriate for the Council to be subject to some attack on the performance standard of a Staff member--such attack most strenuously objected to by him. (See Item 41, Page 16.)

The need for review by advisory bodies was acknowledged by Mayor Pro Tem Geissert who pointed out that the above motion would accomplish this. Mr. Nowicki indicated his concurrence with the motion.

Councilman Armstrong's motion carried with unanimous approval by roll call vote (Councilman Uerkwitz, Mayor Miller absent).

Mayor Pro Tem Geissert appointed Councilman Surber to serve on this committee, replacing Councilman Uerkwitz.

PLANNING HEARINGS:31. AMENDMENT TO CIRCULATION ELEMENT OF THE GENERAL PLAN.

Consideration of an amendment to the Circulation Element of the General Plan for a northerly realignment of the proposed 223rd Street extension between Western Avenue and Madrona Avenue.

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

Mayor Pro Tem Geissert announced this was the time and place for the subject hearing, and, following Staff presentation by Planning Director Shartle, invited comments from the audience.

Mr. Arnold McCarley, 1291 Calle Pecos, Thousand Oaks, present on Item #32, noted the adverse effect of the recommended northerly route on the parcel at the northwest corner of Toledo and Crenshaw and the intended development by Midland Pacific Corporation. Further, per Mr. McCarley, the alignment of the street at that point is contrary to general traffic engineer's advice as to intersection of main thoroughfares.

Mrs. Betty Rogers, 1741 Juniper, requested, and received, clarification regarding the intersecting of Monterey Street.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz; Mayor Miller).

MOTION: Councilman Armstrong moved to concur with the recommendation of the Planning Commission and Planning Department re: amendment to Circulation Element of the General Plan. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

32. CUP 75-42, MIDLAND PACIFIC CORPORATION, AKA M/F DEVELOPMENT COMPANY: Appeal of Planning Commission approval of a Conditional Use Permit to allow the construction of two 2-story office buildings in the M-2 zone on property located at the northwest corner of Toledo Street and Crenshaw Boulevard.

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

Mayor Pro Tem Geissert announced that this was the time and place for the subject hearing. Staff presentation was made by Planning Director Shartle.

Specifically noted was the fact that the subject appeal had been made by the City Manager for the following reasons:

- "1. The Planning Commission erred in not requiring that the right-of-way for 223rd Street be dedicated across a corner of the property. The City has the right to acquire such dedication as a condition of granting the CUP.
2. The dedication is required by the City's Codes and cannot be waived by the Planning Commission.
3. The action of the Planning Commission will effectively prevent opening of 223rd Street in the foreseeable future since it would prevent the City from exercising its lawful right to require dedication of right-of-way as a condition of development.
4. This action violates the policies of the City Council and is inimical to the City's interests."

Noted, at this point, by Councilman Brewster was the fact that the Plot Plan submitted to the Council which shows the dedication area is substantially in error according to Staff calculations. The correct calculation, per City Engineer Weaver, is 8,270 ft.

Representing Midland Pacific Corporation, Mr. Arnold McCarley stated that the plans had been hastily revised by the architect on the basis that approximately 11,000 square feet would be required by the street alignment, such plans being worked out with Staff possibly before the figures were refined.

Continuing, it was stated by Mr. McCarley that, in any event, the desired dedication places this development in jeopardy; they simply cannot afford to give up, without compensation, additional land area, some 16,000 sq. ft. having been previously relinquished along Toledo and Crenshaw as a matter of dedication.

At the request of Councilman Armstrong, City Engineer Weaver described the serious need for the subject dedication, and the detrimental impact and substantial hardship which would result without same.

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

With the comment that 223rd Street must go forward as projected, and that the subject dedication is mandatory to that projection, Councilman Armstrong MOVED to require the dedication as in the original proposal. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller.)

33. EA 75-102 (CUP 75-71), William F. Marano. Appeal of Environmental Review Board determination that an Environmental Impact Report is required for the southwest corner of Del Amo Boulevard and Earl Street.

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

Mayor Pro Tem Geissert announced that this was the time and place for the subject public hearing, and following Staff

presentation by Planning Director Shartle, invited comments from the audience.

Mr. William Zappas indicated his opinion that what is proposed for this property is a most desirable use, and that no problems will be presented to adjacent properties. It was further noted by Mr. Zappas that an Environmental Impact Report had not been required on a like development by Mr. Al Levitt.

There being no one else present who wished to be heard, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable (Councilman Uerkwitz, Mayor Miller absent).

Council discussion was directed to possible problems relating to lighting, traffic, etc., it being the general consensus of the Council that an Environmental Impact Report was not warranted in this case.

MOTION: Councilman Wilson moved to concur with the recommendation of the Planning Department that an Environmental Impact Report not be required, and that a Negative Declaration be issued. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

It was the request of Mayor Pro Tem Geissert that there be specific input from the Park and Recreation Department as to the lighting of the proposed tennis courts.

34. V 75-5, SALVATION ARMY. Request for a Variance of the M-L zone to permit the construction of a community services facility on property located at the northwest corner of Emerald and Earl Streets.

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

Mayor Pro Tem Geissert announced that this was the time and place for the subject public hearing. Staff presentation was made by Planning Director Shartle.

Representing the Salvation Army, Major Thomas Elliott, 16806 Kornblum Avenue, reiterated their comments, of record, at the Planning Commission meeting, and urged approval of V 75-5 in view of the community service represented thereby.

The next speaker was Mr. E.A. Crary (?), 3217 Palos Verdes Drive North, Palos Verdes Estates, an attorney representing the Salvation Army, ^{who} pointed out the varied uses in the subject area, including the proposed tennis courts in the preceding agenda item, and deemed their community services center a compatible use.

Council discussion ensued at this point regarding the variance aspects of this matter. It was the recommendation of City Attorney Remelmeyer (who questioned the propriety of a variance in this case, which is not to say the use is an improper one considering all the circumstances) that the Council consider an amendment to the zoning laws which would permit this type of use in this zone, following appropriate study.

Mr. Claude Senfield, architect for the Salvation Army, indicated concurrence with the 14 conditions imposed by Staff, and noted the fact that a Negative Declaration had been the finding of the Environmental Review Board.

There being no other speakers, Councilman Armstrong moved that the hearing be closed. His motion was seconded by Councilman Surber, and roll call vote was unanimously favorable (Absent: Councilman Uerkwitz, Mayor Miller).

There was Council review at this time. It was the opinion of Councilman Armstrong that the proposed project could only contaminate the M-1, M-L Precise Plan zoning of this area, with all due respect to this organization and the fine work it represents.

The "nut of the problem", per Councilman Brewster, is that there simply are no provisions in any of the zones for this particular type of use -- the City Code is silent on this use. The subject proposal is a splendid one, in Mr. Brewster's opinion, and would prove to be an asset to the area -- the problem is how to proceed in a legal manner. Concurrence was indicated by Councilmen Wilson and Surber. It was then stated by City Attorney Remelmeyer that should the Council look with favor on the project, it would be possible to return with an ordinance containing appropriate provisions, if found to be necessary -- the Conditional Use Permit procedure might be a consideration as well, per Mr. Remelmeyer.

MOTION: Councilman Surber moved to approve the requested use, subject to Staff's 14 conditions, and to legal clarification by City Attorney Remelmeyer. The motion was seconded by Councilman Wilson, and carried, with roll call vote as follows:

- AYES: COUNCILMEMBERS: Brewster, Geissert, Surber, Wilson.
- NOES: COUNCILMEMBERS: Armstrong.
- ABSENT: COUNCILMEMBERS: Uerkwitz; Mayor Miller.

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ROUTINE MATTERS:35. BUDGETED EXPENDITURES IN EXCESS OF \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$426.65 to A.B.C. Emblem for "Award Ribbons" requested by the Recreation Department for their programs.
2. \$469.44 to Miracle Recreation Equipment for four replacement basketball backstops requested by the Recreation Department for use at La Carretera Park.
3. \$451.08 to Johnny Gillette for miscellaneous tire repair and recapping services as requested by the City Garage.
4. \$564.73 to Sudduth Tire Company for four heavy truck tires and tubes (Size: 14.9 x 24.6 ply) required by the Garage.
5. \$550.00 to Institute for Business Planning for the renewal of severly 1976 subscriptions.
6. \$335.99 to Baker and Taylor Company for required library books.
7. \$1207.50 to Needham Book Finders for required library books.
8. \$860.72 to Viking Press, Inc. for renewal of a Greenaway subscription plan which is a release for review of advanced copies of books soon to be published.
9. \$1637.70 to Western Highway Products for 1,000 reflective street lane markers as requested by the Department of Transportation.
10. \$340.89 to A.M.P. Special Industries for miscellaneous radio connectors and other assorted items as requested by the Department of Transportation.
11. \$740.94 to John McCoy Printing for the printing of brochure for the Fire Department entitled "Home Fire Safety Brochures".
12. \$927.92 to Van Vorst - C.B. Englander Company for twelve replacement mattresses and box spring sets as requested by the Fire Department.
13. \$1256.10 to K & S Industries for the purchase of three roof canopies for fire units as requested by the Fire Department.

14.

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ORAL COMMUNICATIONS:

38. City Manager Ferraro announced the birth of Jason William Rempel -- a 9-lb. joy to proud parents Mr. and Mrs. Bill Rempel -- the father being our famed Los Angeles Times reporter. All present joined in welcoming Jason into this world.

39. Building and Safety Director McKinnon reported on his invitation to visit earthquake-stricken Guatemala City as a survey team member to review the damage to the end that the knowledge gained could be used to good advantage in this country. The Council warmly commended Mr. McKinnon for this recognition and opportunity afforded him.

40. Appropriate recognition for Walter Ruhlow - Torrance Lions Club "Citizen of the Year" - was requested by Councilman Armstrong.

41. Councilman Armstrong referred to the standing rule appearing on the Council agenda cover which directs that "Any complaint against the City Council, City Management or departmental operation will be submitted in writing to the City Manager....."

Mr. Armstrong then reiterated his strong objections (as evidenced in Item #30) to someone, particularly a member of an appointed Commission, who publicly rails the performance standard of a Staff member. Public recordation of his protest of this violation of Council policy was requested by Councilman Armstrong, with any apologies which might be necessary to fellow Councilmembers for any embarrassment which he might have caused in voicing his deep concern.

42. The February 8th "Letter to the Editor" of Mr. Cecil "Zeke" Alter wherein the Council was criticized for its lack of interest and appreciation in police-related matters was noted, with resentment, by Councilman Surber who pointed out the Council's awareness of its high caliber Police Department, contrary to Mr. Alter's statements.

43. Councilman Wilson announced that the Ad Hoc Oil Committee would meet on February 18th at 5:30 P.M., and requested that there be appropriate notification to interested parties.

The meeting was regularly adjourned at 11:00 P.M.

#

Ava Cripe
Minute Secretary

16.

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APPROVED:

Ken Miller

Mayor of the City of Torrance

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