

I N D E XCity Council - May 25, 1976

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Adjourned at 12:25 A.M.

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Ava Cripe
Minute Secretary

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May 25, 1976

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, May 25, 1976, at 7:00 P.M. in the Council Chambers at Torrance City Hall.

2. ROLL CALL:

Present: Councilmembers Armstrong, Brewster, Geissert, Rossberg, Surber, Wilson and Mayor Miller. Absent: None.

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

3. FLAG SALUTE:

Boy Scout Troop 203 led in the salute to the flag.

4. INVOCATION:

Reverend William J. Roleder, First Lutheran Church, gave the invocation for the meeting.

STANDARD MOTIONS:

5. APPROVAL OF MINUTES:

Councilman Armstrong moved for the approval of the minutes of April 27, 1976 and April 28, 1976. His motion, seconded by Councilwoman Geissert, was unanimously approved by roll call vote.

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.

7. COUNCIL COMMITTEE MEETINGS:

Finance Committee:

Will next meet on Monday, June 7th, to review proposals submitted by independent auditors.

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PRESENTATION:

- 8. RECOGNITION OF CHARLES HOSLER for coordination of volunteer Income Tax Assistance Program at Benstead Plunge.

The presentation to Mr. Hosler was made by Mayor Miller, on behalf of the Council-- this civic contribution was warmly commended by the Mayor.

COMMISSION INTERVIEWS:

- 9. ENVIRONMENTAL QUALITY COMMISSION VACANCY.

Present to apply for the subject appointment were: James Davis, Ronald Farrar, Stephen Jarvis, Wendy Park, William Paul, Sandra Paliven, Chester Staff, and Jerry Thornell. Applications on hand were also noted by the Council.

Nominations were invited by Mayor Miller, and the final results are reflected below:

MOTION: Councilman Brewster moved that Ms. Frances Limbard be appointed to the Environmental Quality Commission. His motion was seconded by Councilwoman Geissert, and carried, with roll call vote as follows:

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

LEGISLATIVE MATTERS:

- 10. PROPOSED STATE LEGISLATION FOR NUCLEAR ENERGY REGULATION AND PROPOSITIONS 3, 5, 6, 7, 10, 11, 12 AND 13.

RECOMMENDATION OF LEGISLATIVE LIAISON COMMITTEE:
Proposed State Legislation re: Nuclear Energy Regulation:

In view of the complexity of this matter, the majority of the Committee does not wish to make a recommendation, pro or con, regarding the specific proposals.

- VOTE YES:
 Propositions 3, 5, 6, 7, 10, 11, and 13.
- TAKE NO POSITION:
 Proposition 12.

MOTION: Councilman Armstrong moved adoption of the Committee report. His motion was seconded by Councilwoman Geissert.

Councilman Rossberg noted his preference for "No" votes on Propositions 5 and 6; his "mixed feelings" on Proposition 11: a "Yes" vote on Proposition 12.

In reference to Proposition 5, Councilman Brewster indicated his preference for a requirement of a two-thirds vote in each house of the State Legislature for all taxation measures, rather than

reducing the number of votes required to a simple majority in the case of business taxation. An acceptable alternate arrangement, per Mr. Brewster, would be a 50% vote to lower taxes and a 2/3rds vote to raise taxes.

Mrs. Pat Tyrrell, president, League of Women Voters, presented their prepared statement, of record, recommending a "Yes" vote on Proposition 5, and their reasons therefor.

Concurrence with a two-thirds vote on taxation measures was indicated by Councilman Surber -- hence his recommended "No" vote on Proposition 5.

The motion to concur with the Committee report was unanimously approved, with the following exceptions:

Councilman Rossberg: "No" on Propositions 5 and 6;
"Yes" on Proposition 12.
Councilmen Brewster, Surber: "No" votes on
Proposition 5.

Councilwoman Geissert noted the proposed State legislation re: Nuclear Energy Regulation has been amended and modified, and requested reconsideration by the Council of the "no position" recommended by the Committee.

Discussion ensued regarding recent publicity on the subject legislation -- it being the recommendation of Councilman Brewster that the Council take a position of support, subject to a requirement that the legislation not suffer significant amendment between now and its remaining process through the Legislature.

MOTION: Councilman Armstrong moved that the Council go on record in support of Assembly Bills 2820, 2821 and 2822, subject to the above stated stipulation by Councilman Brewster. The motion was seconded by Councilwoman Geissert, and carried, as follows:

AYES: COUNCILMEMBERS: Armstrong, Brewster, Geissert,
Rossberg, Surber, Wilson.
"NO COUNCILMEMBERS: Mayor Miller ("no position" - there is
POSITION" need for further clarification re:
these bills.)

BUILDINGS, STRUCTURES AND SIGNS:

11. REQUEST OF TORRANCE ALL AMERICAN FOOTBALL ASSOCIATION for waiver of requirements on temporary sign on public right-of-way.

RECOMMENDATION OF BUILDING AND SAFETY DEPARTMENT:

DENIAL of waiving the liability insurance and the \$500 bond for removal of the sign at these locations.

Noted was past Council approval of like requests, and it was the consensus that the ordinance should be appropriately revised.

MOTION: Councilman Surber moved to grant the subject request, and to direct the City Attorney to go forward with an appropriate ordinance. The motion was seconded by Councilman Wilson.

It was the further consensus of the Council that, during the interim period for preparation of the subject revised ordinance, that the Torrance All American Football Association deliver their banner to the City, with installation and removal of the banner to be done by City Staff.

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

12. PREPARATION, SANDBLASTING, RESTUCCOING AND PAINTING OF FIRE STATION NO. 1, AND RECREATION AND STORAGE BUILDINGS AT WALTERIA PARK AND SEA-AIRE PARK.

RECOMMENDATION OF BUILDING AND SAFETY DIRECTOR:

That Council accept the low bid from Shawnee Pacific, 6350 De Longpre Avenue, Hollywood, 90028, in the total amount of \$7,500. Funds for this proposed painting project are available from the Building Maintenance Account, "Outside Contracts", of the 1975-76 budget.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Building and Safety Director. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

REAL PROPERTY:

13. Resolution authorizing agreement for legal services in a pending eminent domain matter - City of Torrance v. Spraker and Halstead.

Present on this matter, representing the Riviera Homeowners Association, Mr. Douglas Brown indicated the concurrence of the Association with this resolution, as well as their suggestion that some consideration be given to condemning properties along Vista Montana. Further noted by Mr. Brown was the as yet undetermined status of the stability of the hillside which should, in his opinion, be a factor in these negotiations.

The owner of the subject property, Mr. David Halstead, 374 Palos Verdes Boulevard, Redondo Beach, deemed the proposed action in this matter both foolish and costly, in light of the fact that he had previously agreed to settle the matter for some \$20,000; the City had offered him \$10,000 and now proposes to spend \$8500 to fight the case.

Mr. Halstead thereupon reiterated his willingness to sell the subject property for \$20,000, and confirmed that the offer included the lot at the end of Via Corona.

MOTION: Councilman Rossberg moved to accept the above stated offer by Mr. Halstead. The motion was seconded by Mayor Miller.

Prior to roll call vote on the motion, Councilman Brewster indicated his concern that the Council had been uninformed on the unsuccessful negotiations, which apparently were very close and then somehow fell apart -- had the Council known of this situation, the issue might long ago have been settled. This matter was reviewed in Executive Session, per Assistant City Manager Scharfman,

and the present action was recommended because an agreement could not be reached with Mr. Halstead. Mr. Halstead then reviewed the negotiations from the onset, as well as the unsatisfactory dealings with the Land Management Team.

Mayor Miller deemed Mr. Halstead a "very honorable man; a man of great integrity" and the above offer substantiates this long standing opinion -- concurrence with these remarks was indicated by the applause which followed.

Roll call vote on the motion was unanimously favorable.

It was the direction of the Mayor that the City Attorney enter into negotiations with Mr. Halstead on May 26th.

TRANSPORTATION MATTERS:

14. LICENSING OF TEMPORARY STREET CLOSURES.

Ms. Carol York, 5515 Lillian, reviewed the extensive City requirements in connection with a proposed Fourth of July Block Party, particularly as related to ^{15 ft. lanes and} barricades, and indicated the willingness of the residents to keep a 300 ft. area at one end of the block for anything which would be in the street. This would permit the rest of the street to be open, though barricaded, for dancing, etc.

Battalion Chief Fisk outlined the concerns of the Fire Department in these cases; the conditions are based on established firefighting tactics; hence the ordinance which has been prepared for this purpose.

Council discussion was directed to the proposed ordinance and the rigid requirements -- it was the suggestion of City Manager Ferraro that the matter at this time be resolved administratively, as has been done in the past, and that Staff return with a revised ordinance after the July 4th holiday.

MOTION: Councilman Surber moved to refer Item #14 to Staff with the direction that they administratively handle such requests for the upcoming block parties, to return at a later date with a revised ordinance. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

15. RESOLUTION re: aerial sign towing business on Airport.

RESOLUTION NO. 76-105

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 BY AND
BETWEEN SAID CITY AND NANCY B. CREWS, dba
SUPER CUB SERVICES, GRANTING THE NON-
EXCLUSIVE PRIVILEGE OF OPERATING AN
AERIAL SIGN TOWING BUSINESS ON THE
TORRANCE AIRPORT

Councilman Armstrong moved for the adoption of Resolution No. 76-105. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

FISCAL MATTERS:

16. ORDINANCE re: purchase of personal property and services.

ORDINANCE NO. 2660

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ADDING CHAPTER 2 TO DIVISION 2 OF THE TORRANCE MUNICIPAL CODE ADOPTING PROCEDURES REGULATING THE PURCHASES OF PERSONAL PROPERTY AND SERVICES BY SAID CITY

Councilman Surber moved for the approval of Ordinance No. 2660 at its first reading. His motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

17. TRANSFER OF HOUSING AND COMMUNITY DEVELOPMENT PROGRAM FUNDS.

RECOMMENDATION OF DIRECTOR OF TRANSPORTATION:

That Council approve the transfer of Housing and Community Development Funds from Account Number 76532 (Doors for Handicapped in Civic Buildings) to Account Number 76531 (Parking Spaces for Handicapped Persons) in the amount of \$500.34.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Director of Transportation. His motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

MANPOWER MATTERS:

18. RESOLUTION re: On-The-Job Training Program.

RESOLUTION NO. 76-106

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 PARNELLI JONES ENTERPRISES

Councilman Wilson moved for the adoption of Resolution No. 76-106. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

19. MODIFICATION OF CONTRACT for On-The-Job Training with Robert O. Kasse, General Agent, John Hancock Insurance Company.

RECOMMENDATION OF CITY MANAGER:

That Council approve the subject modification of the existing contract with Robert O. Kasse, General Agent, John Hancock Insurance Company.

Councilwoman Geissert moved to concur with the recommendation of the City Manager. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

20. Withdrawn.

PERSONNEL MATTERS:

21. ORDINANCE re: Step Advancement upon completion of Probationary Period - TPSA.

ORDINANCE NO. 2661

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, ADDING A NEW SUBSECTION (d) TO SECTION 17.42.1 OF PART IV, CHAPTER 7, DIVISION 1 OF THE TORRANCE MUNICIPAL CODE RELATING TO STEP ADVANCEMENT

Councilwoman Geissert moved for the approval of Ordinance No. 2661 at its first reading. Her motion, seconded by Councilman Wilson, was unanimously approved by roll call vote.

COMMUNITY AFFAIRS:

22. PUBLICITY CAMPAIGN REGARDING VOTER REGISTRATION.

RECOMMENDATION OF TORRANCE BICENTENNIAL COMMITTEE:

That Council adopt the following methods of increasing publicity and participation in "Voter Registration 1976":

1. Enlist the services of the Youth Commission and the Senior Citizens Council to provide registrars.
2. Encourage members of CHAT to participate in voter registration with some kind of official recognition for the Homeowner Group that registers the most citizens.
3. Place voter information in Water Bills.
4. All libraries would be designated as places to register voters, although no library personnel would be available as registrars.

MOTION: Councilman Surber moved to concur with the above recommendation of the Torrance Bicentennial Committee. The motion was seconded by Councilman Brewster, and roll call vote was unanimously favorable.

ENVIRONMENTAL MATTERS:

23. ORDINANCE re: EIR Procedures.

ORDINANCE NO. 2662

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 18 AND

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19 OF ARTICLE 31 OF CHAPTER 2 OF DIVISION
 9 OF THE TORRANCE MUNICIPAL CODE TO SIMPLIFY
 ENVIRONMENTAL IMPACT/PROCEDURES, AND ADDING
 SECTION 21 TO ARTICLE 31 OF CHAPTER 2,
 DIVISION 9 OF SAID CODE TO REQUIRE REVIEW
 AND CONSIDERATION OF ENVIRONMENTAL IMPACT
 REPORTS BY DECISION MAKERS

Councilman Armstrong moved for the approval of Ordinance No. 2662 at its first reading. The motion was seconded by Councilman Surber; roll call vote was unanimously favorable.

SECOND READING ORDINANCES:

24. ORDINANCE NO. 2657.

ORDINANCE NO. 2657

AN ORDINANCE OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE AMENDING SECTION 17.53.1
 OF THE TORRANCE MUNICIPAL CODE

Councilman Surber moved for the adoption of Ordinance No. 2657 at its second and final reading. The motion was seconded by Mayor Miller, and carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brewster, Geissert, Rossberg,
 Surber; Mayor Miller.
 NOES: COUNCILMEMBERS: None.
 ABSTAIN: COUNCILMEMBERS: Armstrong, Wilson (not present
 at first reading).

25. ORDINANCE NO. 2658.

ORDINANCE NO. 2658

AN ORDINANCE OF THE CITY COUNCIL OF THE
 CITY OF TORRANCE AMENDING SECTION 17.43.1
 OF THE TORRANCE MUNICIPAL CODE

Councilman Surber moved for the adoption of Ordinance No. 2658 at its second and final reading. His motion, seconded by Councilwoman Geissert, carried, with roll call vote as follows:

AYES: COUNCILMEMBERS: Brewster, Geissert, Rossberg,
 Surber; Mayor Miller.
 NOES: COUNCILMEMBERS: None.
 ABSTAIN: COUNCILMEMBERS: Armstrong, Wilson (not present
 at first reading).

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The hour being 8:55 P.M., Councilman Wilson moved to recess as City Council, and reconvene as the Redevelopment Agency. His motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable. A 10-minute recess followed at 8:56 P.M.

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MATTERS NOT OTHERWISE CLASSIFIED:

26. CALIFORNIA LIBRARY TRUSTEES AND COMMISSIONERS CONFERENCE.

RECOMMENDATION OF LIBRARY COMMISSION:

That Council approve the sum of \$125.00 to cover the expenses of Commissioner Crain to attend a two-day conference in Sacramento on June 4th and 5th.

CITY MANAGER'S NOTE:

If the Council approves this request, an appropriation of \$125 from the General Fund Unappropriated Reserve is required.

MOTION: Councilman Armstrong moved to concur with the recommendation of the Library Commission, and to approve the subject appropriation from the General Fund Unappropriated Reserve. The motion was seconded by Councilman Wilson, and roll call vote was unanimously favorable.

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PLANNING AND ZONING MATTERS:

Considered together:

27. GUIDELINES FOR PRECISE PLANS FOR HILLSIDE DEVELOPMENT.

28. REVISIONS OF HILLSIDE ORDINANCE.

Staff presentation was made by Planning Director Shartle.

Present on this matter were the following speakers:

Mr. Douglas Brown, Riviera Homeowners Association:

Guideline revisions are generally acceptable, and should be included in the Hillside Ordinance -- recommended consideration of a maximum steepness for cut slopes, and urged that prior to the adoption of a permanent ordinance there be a completed hillside stability study instigated by the City.

Mr. Warren Bailey, 4502 Vista Largo: Reviewed past hillside ordinances and the diluting thereof; strongly recommended that there be stringent requirements re: level back yards, slope cuts, surety bonds for grading, engineering geology reports before any grading and that they be made in line with the Division of Mines and Geology guidelines.

Mr. Walter Jensen, 4508 Vista Largo: Noted the year round dampness on his property which points out the questionable stability of the hill. Mr. Jensen indicated his concurrence with the above comments.

Attorney Lorrtschmidt (?), representing property owners directly affected by the hillside ordinance, reviewed the moratorium area, recommended incorporation of Guidelines in the

ordinance, and pointed out the particular problems presented by a 25 ft. height limit, there being a need for more thorough consideration of such a requirement.

Ms. Doris Fradkin, 3849 Paseo de las Tortugas: Protested any further hillside building, with specific note of recent dirt slippage on her property.

Mr. Joseph Wells, 3838 Bluff Street: Reviewed problems of slippage and erosion in the subject area, particularly pointing out that present construction on Paseo de las Tortugas has resulted in the slippage of construction materials down the hill. Any action at this time should encompass the larger picture of the effect on the entire area.

Mrs. Ruby McKee: Stated that what the builders have done to this hillside is disgraceful, noting, in particular, homes constructed on Via Valmonte, with the City now spending money on retaining walls for these houses; this money could be better spent buying the property on Vista Montana.

Mr. Robert Anderson, 3313 Whiffle Tree Lane, Palos Verdes: Owner of lot on Via el Chico, now caught in the moratorium -- his proposed home matches those now on Via el Chico with a 30 ft. height, and has had Planning Commission approval. Mayor Miller referred this matter to the Building and Safety Director for determination as to appropriate guidelines to be followed.

Mr. David Halstead, 374 Palos Verdes Boulevard, Redondo Beach: The crux of the entire problem is Vista Montana (copies of a "concerned citizens" flyer alluding to "ten three-story box-like houses lining our scenic drive, Vista Montana" was provided the Council)--not safety and like concerns introduced in these time-consuming deliberations pertaining to hillside development. Concurrence with Staff/Planning Commission Guideline recommendations was also indicated by Mr. Halstead.

Mr. Sam Jewett, 4503 Newton Street: Reported on the hardships confronted by him in the desired development of his lot on Via el Chico due to recent actions pertaining to this hillside area -- how the proposed 25 ft. height limitation makes building virtually impossible for him.

Mr. Spencer Willens, 509 Via la Selva: Stated that the Riviera Homeowners Association's main interest is the safety of the hillside, not to stop all construction.

Mr. Paul MacAfee, 4526 Vista Largo: Could not support any ban on hillside building; those people who appear before the Council weekly saying "do not build" do not represent him, and, quite likely, do not represent most of the people on the hill. The Council is doing a good job in working on the safety angle, but a ban on building is not "in his book".

Mr. Clifford Blair, 4105 Mesa Street: There is a need for rules to guide construction, but no one has the right to say who

can build and who cannot build -- it would be his preference to see the few remaining lots on Mesa Street developed thereby eliminating the weeds and maintenance problems.

There were no other speakers. Following a slide presentation regarding height limitations by Planning Associate Danielson, Council discussion ensued. Councilman Brewster reiterated his strong concerns regarding the need for height restrictions.

Specifically reviewed were the concerns and problems regarding development on Vista Montana -- Councilman Brewster inquired as to negotiations with the property owners regarding a reasonable purchase of these 10 lots. Mr. Halstead at this point indicated his desire to negotiate, and presented the following offer: \$62,000 for the subject ten lots -- the City to pay taxes and escrow costs -- reserving \$1500, up or down, from the \$62,000 figure.

It was the consensus of the Council that Mr. Halstead's offer be referred to the City Attorney, and that any other action pertaining to the hillside be held in abeyance.

MOTION: Mayor Miller moved to refer the above stated offer of Mr. Halstead to the City Attorney, to be returned to the Council in one week with Staff report and recommendation; Items #27 and #28 to be tabled. The motion was seconded by Councilman Armstrong, and roll call vote was unanimously favorable.

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The hour being 11:00 P.M., a 5-minute recess was ordered by Mayor Miller.

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APPEALS - PLANNING:

29. CUP 74-8, JAN F. WILSON COMPANY. Appeal of Planning Commission decision to allow construction of a condominium located at 360 Palos Verdes Boulevard which violated a height condition originally imposed by the Planning Commission.

RECOMMENDATION OF PLANNING COMMISSION/PLANNING DEPARTMENT:
Approval of Option #3 - "That the building roof line could be lowered as much as possible to approach the intent of the original Condition 17 with regard to height of the overall building with relationship to the adjacent apartment buildings on the north and south." - on the basis of not more than 2'6" higher than the building to the south at any point, with a maximum of a 6" tolerance. Further, if an elevator shaft is put in and is not more than 9'x9', that it would not extend more than 2' above the finished roof.

Following Staff presentation by Planning Associate Gomez, Mayor Miller invited comments from the audience.

Representing the Riviera Homeowners Association and the Hollywood Riviera Community Association, Mr. Douglas Brown reported their concerns regarding the improper procedures evident in this matter, the lack of diligence on the part of the developer, the absence of reasonable alternatives, etc.

The architect for the project, Mr. Jack Chernoff explained the circumstances which resulted in this unfortunate situation, and acknowledged the error made in proceeding with the inaccurate information provided. There has been redesign to bring the building down to a minimum ceiling height -- plans depicting the development and the redesign were displayed by Mr. Chernoff who stated that they have done everything possible to compensate in this matter.

Mr. Nathan Kurtz, 109 Via la Soledad, noted the government integrity aspect in this case; enforcement of imposed conditions should be without question. Mrs. Norma Kurtz recommended that the proponent seek redress against those who provided the faulty information, instead of asking the Council and Torrance taxpayers to make up for this mistake.

Mr. Harry Stewart, accountant for the developer, reviewed the history of this project, and the complications which resulted when the original architect was replaced by Mr. Chernoff -- plans were underway, and the error of record was not picked up. What has been worked out, per Mr. Stewart, appears to be to the best interest of all concerned. It was pointed out by Building and Safety Director McKinnon that the Building Department had relied on data submitted by the architect, and are in no way involved in the error.

Planning Commission Chairman David Halstead elaborated on the Commission's deliberations on May 19th which resulted in their above stated recommendation -- an unfinished building would present problems of vandalism, deterioration, etc. to the detriment of the neighborhood; therefore, in Mr. Halstead's opinion, the overall good of the City and the subject area must be the primary consideration, hence the recommendation for approval.

Council discussion followed, and action taken is reflected below:

MOTION: Councilman Armstrong moved to concur with the above stated recommendation of the Planning Commission and Planning Department, subject to the development of a special landscaping plan which will meet with the approval of the Planning Director after consultation with homeowners to the rear of the property. The motion was seconded by Councilman Rossberg, and roll call vote was unanimously favorable.

It was the request of Councilwoman Geissert that there be Staff review re: a requirement that there be certified surveying for Planning cases where heights are involved.

ROUTINE MATTERS:30. EXPENDITURES OVER \$300:RECOMMENDATION OF FINANCE DIRECTOR:

That Council approve the following purchases:

1. \$1340.00 to Dewey Pest Control for the renewal of an annual contract to provide monthly pest control services as required for City buildings.
2. \$909.90 to Johnny Gillette Tire Company for necessary miscellaneous tire repair and recapping services as required by the City Garage.
3. \$415.52 to Powerhouse, Inc. for one only replacement Ford diesel engine block requested by the City Garage on Unit #9223.
4. \$320.08 to Hadco Engineering Company for Warner brake control repair units as requested by the City Garage as replacements.
5. \$1136.66 to Xerox Corporation for 20 cases Xerox copier supplies.
6. \$7600.00 to Greene's Ready Mixed Concrete Company for a 45-day contract to provide ready-mixed concrete as required for the Park, Street and Water Departments.
7. \$1740.00 to Removal, Inc. for an annual contract to provide regular trash pick-up services at City Hall, Library and Recreation Center buildings.
8. \$350.00 to Kirkus Service, Inc. for subscription renewals as requested by the Library Department.
9. \$348.77 to Xerox University Microfilm Company for various subject matter on microfilm as requested by the Library Department.
10. \$1213.74 to 3M Business Products for 24 rolls of microfilm print paper as requested by the City Librarian.

31. STORM DRAIN CATCH BASIN IN 232ND STREET WEST OF ARLINGTON AVENUE (B76-13) Job No. 81011.RECOMMENDATION OF CITY ENGINEER:

1. That the work be accepted and final payment be made to the contractor; and
2. That \$200 be appropriated from the Drainage Improvement Fund to cover actual costs.

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32. AWARD OF CONTRACT - New City Vehicles.
 Bid No. 76-22 1 Police Van
 2 Utility Vehicles

RECOMMENDATION OF PURCHASING SUPERVISOR:

1. That an award be made to Martin Chevrolet to furnish one van, as bid, in the total amount of \$8,831.68, including tax.
2. That an award be made to Bonanza American, Inc. to furnish two utility vehicles in the total amount of \$9236.84, including tax.

MOTION: Councilman Wilson moved to concur with Staff recommendations on agenda items #30, 31 and 32. The motion was seconded by Councilman Surber, and roll call vote was unanimously favorable.

ORAL COMMUNICATIONS:

33. City Manager Ferraro noted established Council policy that election nights are dark nights -- Mayor Miller MOVED that Tuesday, June 8th, be a dark night. His motion was seconded by Councilman Surber, and approval was unanimous.

34. Planning Director Shartle requested Council direction as to the scheduling of two controversial matters slated to be before the Council in the near future -- the Great Lakes Carbon Company zone change and the Airport EIR. It was agreed that the Great Lakes matter be heard on June 22nd, and that a special meeting be held on Wednesday, June 16th, to consider the Airport EIR.

35. Councilman Surber advised that an announcement will be forthcoming from him in the very near future regarding his resignation from the Torrance City Council.

36. Councilman Wilson reported on his interesting trip to the Fiji Islands and the Torrance touches that he found there.

37. Councilman Wilson requested appropriate recognition for Japanese Sumo wrestlers for presentation at a June 3rd dinner of the Japanese Sumo Association.

The meeting was regularly adjourned at 12:25 A.M.

#

Ava Cripe
 Minute Secretary

14.

City Council
 May 25, 1976

APPROVED:

Ken Miller

Mayor of the City of Torrance

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